



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, NOVEMBER 29, 2006**

12:00 NOON

HEADQUARTERS OFFICE

2 CORAL CIRCLE

MONTEREY PARK, CA 91755

(323) 890-7001

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1. Call to Order

2. Roll Call

Lynn Caffrey Gabriel, Chair
Henry Porter, Jr., Vice Chair
Severyn Aszkenazy
Philip Dauk
Adriana Martinez
Dora Nowden

3. Reading and Approval of the Minutes of the Previous Meetings

Regular Meeting of October 25, 2006

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

6. Staff Presentation

Quarterly Construction Contract Status Report - Geoffrey Siebens



Regular Agenda

7. **Agreement to Negotiate Exclusively with East Los Angeles Community Corporation for the Purchase, Rehabilitation, and Operation of Villa Nueva Housing Development (1)**

Recommend approval and find that entering into a one-year Agreement to Negotiate Exclusively (Agreement) between the Housing Authority and the East Los Angeles Community Corporation (ELACC), a California nonprofit public benefit corporation, for the purchase, rehabilitation and operation of the Villa Nueva housing development, located at 658-676 South Ferris Avenue in unincorporated East Los Angeles, is exempt from the provisions of the California Environmental Quality Act (CEQA), because it does not have the potential for causing a significant effect on the environment.; approve the Agreement with ELACC, presented in substantially final form, for the purposes described above, and authorize the Executive Director to execute the Agreement and any subsequent amendments required to extend the Negotiation Period for an additional year, to be effective following approval as to form by County Counsel and execution of all parties. (APPROVE)

8. **Resolution Authorizing the Issuance of Multifamily Housing Mortgage Revenue Bonds for Villa Serena Apartments in Unincorporated East Los Angeles (1)**

Recommend approval and adopt and instruct the Mayor to sign the attached Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles, in an aggregate amount not exceeding \$15,550,000, to assist AMCAL Serena Fund, L.P., a California Limited Partnership (the Developer), to finance the site acquisition and construction of the 85-unit Villa Serena Apartments (the Project) to be located at 3887 East First Street and 115-121 North Bonnie Beach Place in unincorporated East Los Angeles; authorize the Executive Director to execute all related documents, following approval as to form by County Counsel, and to take all necessary actions for the Developer to finance the site acquisition and construction of the Villa Serena Apartments. (APPROVE)

9. **Approve Settlement with Edwin G. Bowen, Inc. Relative to Construction Claims Arising Out of Harbor Hills Community Center and Child Care Center (4)**

Recommend approval and find that the Housing Authority's entering into a Settlement Agreement to resolve JDJ CONSTRUCTION v. BOWEN AND BOWEN v. Housing Authority (Cross Complaint), Los Angeles Superior Court Case No. YC049474, for construction of the Harbor Hills Community Center and Child Care Center located at 1876 and 1874 Palos Verdes Drive North in the City of Lomita (the Project), is exempt

from the California Environmental Quality Act (CEQA), as described herein, because it will not have the potential for causing a significant effect on the environment; approve a Settlement Agreement between the Housing Authority, Edwin G. Bowen, Inc. (the Prime Contractor) and JDJ Construction Company (the Subcontractor), for the project described above, under which the Housing Authority will pay \$242,500 to the Prime Contractor for costs related to unanticipated entitlement changes and site conditions, and the Prime Contractor will pay \$85,000 to JDJ Construction Company for the completion of additional masonry wall work; approve and authorize the Executive Director to execute the Settlement Agreement, to be effective on the date of Board approval and to incorporate \$242,500 in Capital Funds into the Housing Authority's Fiscal Year 2006-2007 approved budget. (APPROVE)

10. Amend Position Classifications, Monthly Salary Schedule, and Administrative and Personnel Policies of the Community Development Commission (All Districts)

Recommend approval of amendment of the Community Development Commission's Position Classifications and Monthly Salary Schedule to incorporate the following, effective on the date of Board approval, a new Executive Assistant Classification, Level II to the Resident Manager Classification, and Level V to the Information Systems Specialist Classification, as described herein; approve the two-phase implementation of salary range adjustments, as specified in the attached Monthly Salary Schedule, to be effective on January 1, 2007 and July 1, 2007; approve salary adjustments for approximately 270 employees to offset a five-year period during which compensation ranges remained unchanged, to be implemented in two phases, on January 1, 2007 and July 1, 2007; authorize the Executive Director to use funds contained in the approved Fiscal Year 2006-2007 budget to implement salary and benefit adjustments in the total estimated amount of \$157,000, including \$137,000 for salaries and \$20,000 for benefits; approve the amended Administrative and Personnel Policies of the Community Development Commission, summarized as Attachment E, to ensure compliance with regulations and updated policies and procedures, effective on the date of Board approval. (APPROVE)

11. Approval of the 2007 Meeting Schedule

12. Housing Commissioner Comments and Recommendations for Future Agendas

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at marisol.ramirez@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, October 25, 2006

The meeting was convened at the Nueva Maravilla Housing Development located at 4909 Cesar E. Chavez Ave., Los Angeles, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Lynn Caffrey Gabriel at 12:10 p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Severyn Aszkenazy	X	
Philip Dauk		X
Lynn Caffrey Gabriel	X	
Adriana Martinez	X	
Dora Nowden	X	
Henry Porter, Jr.	X	
Carol Almarez		X

PARTIAL LIST OF STAFF PRESENT:

Carlos Jackson, Executive Director
Bobbette Glover, Assistant Executive Director
Emilio Salas, Director, Administrative Services
Maria Badrakhan, Director, Housing Management
Arlene Black, Manager, Housing Management

GUESTS PRESENT:

Captain Marilyn Baker and Henry Romero, East Los Angeles Sheriffs Station; Lt. Joe Gonzalez, COPPS Bureau; and Sgt. Carlos Avila, CPP Team Sergeant

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Aszkenazy, the Minutes of the Regular Meeting of August 23, 2006, and Special Meeting of September 6, 2006 were approved.

Agenda Item No. 4 – Notice of Closed Session

Moved to the last item in the agenda.

Agenda Item No. 5 - Report of the Executive Director

Bobbette Glover thanked the Housing Commissioners for attending the Special Meeting held in September.

Bobbette Glover covered the following items in her report:

- the Classification and Monthly Salary Schedule of the Community Development Commission has not moved forward to the Board due to the Chief Administrative Office re-examining their numbers and making changes to their compensation recommendation;
- introduced Arlene Black, Area Manager for North, East and West County Housing Developments and Irene Salazar, Property Supervisor for Nueva Maravilla Housing Development. Ms. Salazar gave a brief introduction of the Nueva Maravilla Housing Development site;
- introduced Deputy Celica Quinonez and Deputy Ron Fisher from Supervisor Yvonne Burke's Office, both address 2nd District constituent concerns related to the Section 8 program and the public housing developments;
- staff introductions: Angelica Gutierrez, responsible for reviewing and submitting Board Letters to the Housing Commission and Board of Supervisors. Bridgette Bell, Property Supervisor for South Scattered Sites.

Agenda Item No. 6 – Ethics Training for Housing Commissioners

Ms. Glover noted that the new schedule for the Ethics Training was included in their packet.

Agenda Item No. 7 - Public Comments

Laura Chavez, landlord, requested information regarding the process for rent increase approval.

Agenda Item No. 8 – Staff Presentations

Geoffrey Siebens discussed the Quarterly Construction Contract Status Report. Marcie Miranda discussed the Public Housing Assessment System (PHAS) Report.

Regular Agenda

On Motion by Commissioner Porter, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

HEALTH PLAN CHANGES (ALL DISTRICTS) AGENDA ITEM NO. 9

1. Concur with the Board of Commissioners authorization for the Executive Director to replace the Blue Cross of California (Blue Cross) Point of Service (POS) employee medical plan with a Preferred Provider Organization (PPO) plan, also to be provided by Blue Cross, effective January 1, 2007.
2. Concur with the Board of Commissioners approval of the combined payment, with the Community Development Commission, of the employer-paid subsidy for the 2007 calendar year, with Kaiser Health Plan (Kaiser), Blue Cross HMO and Blue Cross PPO, at an estimated cost of \$500,000.
3. Concur with the Board of Commissioners authorization for the Executive Director to fund all medical plan costs using funds included in the Housing Authority's approved Fiscal Year 2006-2007 budget, and funds to be approved through the annual budget process for Fiscal Year 2007-2008, as needed.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Nowden, and unanimously carried, the following was approved by the Housing Commission:

10-YEAR LEASE FOR SECTION 8 PROGRAM OFFICE SPACE AT 2323 EAST PALMDALE BOULEVARD, PALMDALE (5) AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners approve a 10-year Lease Agreement with AP-Palmdale, LLC, Landlord, presented in substantially final form, for the leasing of 9,809 rentable square feet of office space located at 2323 East Palmdale Boulevard in the City of Palmdale, for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Lease Agreement and all other necessary documents, including amendments that will not alter the original intent or approved dollar amounts, to be effective following approval as to form by County Counsel and execution by all parties.

2. Recommend that the Board of Commissioners authorize the Executive Director to use, for the purposes described above, a maximum of \$2,152,970 in Section 8 Earned Administrative Fees for the 10-year term of the lease, of which \$207,256 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget, and the remainder will be requested through the annual budget process.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:

**ONE-YEAR CONTRACTS TO PROVIDE
UNARMED SECURITY GUARD SERVICES (ALL DISTRICTS)
AGENDA ITEM NO. 11**

1. Recommend that the Board of Commissioners find that the provision of unarmed security services at Housing Authority office buildings, construction sites, and housing developments, is exempt from the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute one-year Contracts for Unarmed Security Guard Services (Contracts) with General Security Service, Inc., Command Security Corporation, and American Asset Protection, using the form of the attached standard contract, to provide regular unarmed security guard services at the Housing Authority's administrative offices in the cities of Santa Fe Springs and Lancaster, and as-needed unarmed security guard services at various housing sites throughout the County of Los Angeles, to be effective following approval as to form by County Counsel and execution by all parties; and authorize the Executive Director to use for this purpose a maximum aggregate amount of \$160,000 for the first year of services, included in the Housing Authority's approved Fiscal Year 2006-2007 budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute Contract amendments, following approval as to form by County Counsel, as necessary to incorporate specific sites, site-specific work requirements, compensation amounts, and other necessary terms and conditions; and authorize the Executive Director to extend the time of performance for a maximum of two years, in one-year increments, and to use for this

purpose funds approved through the Housing Authority's annual budget process, not exceeding \$160,000 annually for the three Contracts.

4. Recommend that the Board of Commissioners authorize the Executive Director to use for unforeseen security needs during year one of the Contracts, a maximum of \$40,000 included in the Housing Authority's approved Fiscal Year 2006-2007 budget; and to request through the annual budget process an equal amount of annual funding for unforeseen security needs for years two and three of the Contracts, if extended.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:

**CONSTRUCTION CONTRACT FOR WALL FURNACE INSTALLATION
AT THE HARBOR HILLS FAMILY HOUSING DEVELOPMENT (4)
AGENDA ITEM NO. 12**

1. Recommend that the Board of Commissioners find that the installation of 298 wall furnaces at the Harbor Hills family housing development, located at 26607 South Western Avenue in the City of Lomita, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Construction Contract in the amount of \$481,505 between the Housing Authority and Sun Mechanical Company, to complete asbestos pipe abatement and wall heater installation at the subject property; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and all related documents, to be effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$481,505 in Community Block Grant Funds (CDBG) Float Loan funds, previously approved and included in the Housing Authority's Fiscal Year 2006-2007 budget, for the purpose described herein; and authorize the Executive Director to approve Construction Contract change orders not exceeding \$120,377 for unforeseen project costs, using the same source of funds.

On Motion by Commissioner Aszkenazy, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

**THREE-YEAR NON-EXCLUSIVE LICENSE AGREEMENT
FOR SECTION 8 PROGRAM ADMINISTRATIVE HEARINGS
42011 4TH STREET WEST, LANCASTER (5)
AGENDA ITEM NO. 13**

1. Recommend that the Board of Commissioners find that the license agreement for administrative hearing space for the Section 8 Program at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activity will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve a three-year Non-Exclusive License Agreement with County of Los Angeles for the use of 487 square feet of administrative hearing space located at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Non-Exclusive License Agreement to be effective upon execution by all parties.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a maximum of \$22,880 in Section 8 Earned Administrative Fees of which \$5,607 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget, and to use funds approved through the annual budget process for rental costs for the remaining term of the Non-Exclusive License Agreement.

On Motion by Commissioner Martinez, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:

**APPROVAL OF THE REVISED 2006 MEETING SCHEDULE
AGENDA ITEM NO. 14**

Recommend that the Board of Commissioners approve the revised 2006 Meeting Schedule for November and December.

Agenda Item No. 15 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Porter announced that October was Breast Cancer Awareness Month and recommended that staff support the cause by purchasing a pink ribbon.

Commissioner Martinez notified staff that she would not attend the December Meeting because she will be out of the Country on vacation.

On Motion by Commissioner Gabriel, the Regular Meeting of October 25, 2006, was adjourned for closed session at 1:37 p.m. The meeting was adjourned at 2:30 p.m.

The next Regular Meeting of the Housing Commission will be held at 12:00 noon on Wednesday, November 29, 2006, at the Headquarters Office, located at 2 Coral Circle, Monterey Park, California.

Respectfully submitted,


for CARLOS JACKSON
Secretary -Treasurer

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 16, 2006

TO: Bobbette A. Glover, Assistant Executive Director

FROM: Robert Romanowski, Supervisor
Construction Management Division (CMD) *Robert Romanowski*

SUBJECT: **QUARTERLY CONSTRUCTION CONTRACT STATUS REPORT**

Attached is the quarterly construction contract status report, which includes all Housing Authority "active projects." The report is comprised of the summary status as entered in TRACKER by the assigned project managers in CMD, as of today.

As requested at the last meeting, we have included the target construction completion date in the narrative for each contract.

These contracts have been approved by the Housing Commission and the Board of Commissioners, and are currently in construction or closeout phases. Any projects which were reported as 100% in the previous report have been omitted. Likewise, contracts for which the Notice to Proceed has not yet been issued will appear in the next report.

One or more CMD representatives will be available at the November 29, 2006 Housing Commission meeting to answer any questions. Thank you.

c: Maria Badrakhan, Director, Housing Management Division
Esther Keosababian, Assistant Director, Housing Management Division
Arlene Black, Area Manager, Housing Management Division
Mary Douglas, Area Manager, Housing Management Division
DeAnn Johnson, Director, CMD
Geoffrey Siebens, AIA, Manager, CMD
Bill Yee, AIA, Manager, CMD

Contract Status Report

Project Filter Options		Program: All Programs		Proj. Manager: All Managers	
District: All Distr.		Department: Construction Management		Team Member: All Team Members	
Dev. Stage:		Active		Fund Source: All funds	

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	% Cmpl	Status	
								Pending Action / Forecast	
1st	Linsley-Firmone Rehab (Replacement Housing Funds) Tracker #: TP001780	C. A. S. General Contractor	\$91,930	\$91,930	0%	\$0	0%	Met with HM on Oct. 18 to review cost increase and additional line items due to vandalism and ADA compliance. HM will submit request for time extension for the expenditure deadline to rebid the project. CAS General Contractor's request for cost increase is denied and a letter to withdraw from the project was provided to HM as attachment for the request for time extension for project completion.	
1st	Maravilla Underground Electrical and Pole Repairs Tracker #: TP000553	Skips Electric Inc.	\$98,500	\$122,218	24%	\$105,271	86%	Once HM obtains a response or approval by HUD for expenditure extension, CMD will rebid the project immediately (rebid, recommendation for Housing Commission and Board's approval, pre-con meeting, & construction period will take approximately 6 months). Due to the re-bid, a new schedule will be developed. Major milestones will be included in next quarterly report. Contractor completed 24 poles. There is still contract budget capacity to install 3 poles in case of emergency. CMD prepared the memo for HM, CDBG, Central Services and Executive Office to approve an emergency contract with Skip's Electric, Inc. to complete the installation of the remaining 12 poles.	
2nd	Just St. Seismic Retrofit (1109 W) (501-04) Tracker #: TP001895	M.L. CONSTRUCTION	\$262,100	\$315,396	20%	\$79,928	25%	Following HM, CDBG, Central Services, and Executive Office's approval, contract will be executed. CMD will prepare P.O. back-up documents, the Notice to Proceed, and ask the contractor to install the last 12 poles. Construction should be substantially complete by 2/1/07. Contractor, ML Construction, has re-started. All mold abatement clearances have been completed. MLC, Al Limbrick and PM met and reviewed the rehabilitation work at second floor units. MLC to present proposal for additional work requested. Construction should be substantially completed by 2/1/07.	

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	% Cmpl	Status	
								Pending Action / Forecast	
3rd	Santa Monica RHP Tub Replacement (FY 04-05) Tracker #: TP001155	AZ Home Inc.	\$103,356	\$121,786	18%	\$109,483	90%	Schedule for punchlist corrections is pending from contractor.	
								Final change order #3, is being processed. Punchlist corrections and final tub shall be substantially complete by 1/1/07.	
3rd	West Knoll Elevator Replacement Tracker #: TP002092	M.L. CONSTRUCTION	\$240,400	\$240,400	0%	\$43,460	18%	Elevator at site. Superior/Dan Moile., Steve T., Raul V., MLC, electrical subcontractor, Rincon, Glendale Fire Protection, and PM reviewed progress at site and the two week look-ahead schedule. West elevator pit waterproofed and concrete slab completed 10/30. Elevator installation started as scheduled on 10/31.	
								Contractor has 12 weeks for completion of the first elevator, from 10/31/06. Allowing for State Inspections and corrections, the first elevator should be usable by 3/1/07.	
3rd		Superior Alliance Elevator Corp.	\$173,430	\$219,776	27%	\$81,053	37%		
4th	Carmelitos Accessible Units Kitchen Remodel (FY04) Tracker #: TP001603	Natural Building Maintenance	\$297,300	\$316,365	6%	\$311,100	98%	Contractor ordered additional replacement cabinet door panels during the week of 10/16. The panels are scheduled to be delivered on 11/3. Contractor will install the drawer pulls at their shop during the week of 11/6. We will notify the tenants when the final door panels will be installed.	
								Contractor should be 100% complete and demobilized by 12/1/06. CMD will then submit the retention payment for processing by HMD.	
4th	Carmelitos Gas Lines (Phase 1 and 2 of 4) Tracker #: TP001163	ML CONSTRUCTION	\$143,360	\$150,260	5%	\$150,260	100%	Phase 2 (182 units), a year-long contract, is on schedule. Buildings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 (86 units) are done. Buildings 15, 16, 17, and 18. (an additional 28 units) will be done by the end of November.	
								Project is on schedule with no issues. Completion date is 7/3/07 for this phase.	
4th		M.L. CONSTRUCTION	\$1,311,700	\$1,311,700	0%	\$569,611	43%		
4th	Harbor Hills Community Center Ramp Site Work Tracker #: TP002083	C.S. Legacy Construction, Inc.	\$174,205	\$202,507	16%	\$159,210	79%	Project is about 90% complete. All site work is completed except for metal work for rails and bathroom partition installation. The contractor is C.S. Legacy Construction. Contract amount is \$174,205.	
								We are looking to get full Building and Safety sign offs, close out in the next few weeks by November 2006. No major issues.	

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	% Cmpl	Status	
								Pending Action / Forecast	
4th	Harbor Hills Heating Replacements Tracker #: TP002151	Sun Mechanical Company	\$481,505	\$481,505	0%	\$0	0%	The project was approved by the Board on 11/08/06. The pre-construction conference was conducted 11/15. Construction is expected to start by the first full week of December. The 92 apartment units that do not require asbestos abatement or roof cutting will be done first so as not to significantly disturb the tenants during the holidays. The overall project is scheduled for completion by 4/1/07.	
4th	Marina Manor 1 & 2 Fire Alarm Replacements Tracker #: TP001934	Jam Corporation	\$238,000	\$238,000	0%	\$121,690	51%	Contractor started the installation in MM II on 11/1, just a little ahead of their schedule. Contractor continues to work in MM I's common area and MM II tenant units. The overall project should be substantially complete by 1/1/07, with testing, inspections, and punchlist to be completed by 2/1/07.	
All Distr.	Sundance Vista and Winter Manor Site Improvements Tracker #: TP001560	AZ Home Inc.	\$113,850	\$113,850	0%	\$0	0%	Contractor finally submitted labor compliance paperwork and insurance documents references in previous update. The work is in progress and should be substantially complete by 1/1/07.	
TOTALS:			\$3,729,766	\$3,925,693	5%	\$1,172,118			

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 29, 2006

TO: Housing Commissioners
FROM: Richard Martinez, Interim Operations Manager *Richard Martinez*
RE: **THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

FSS Program Update

- In the month of October, FSS staff provided 3 working families assistance with their commute to work and or school.
- In the month of October, FSS staff referred 3 FSS participants to WorkSource Centers in their area for job search assistance.
- Resource information for employment opportunities, budgeting, money saving tips and homeownership workshops were handed out to 10 FSS participants during the October re-issuance appointments.
- FSS staff met with and assisted 17 additional FSS participants during the month of October with supportive services information and general Section 8 questions.
- FSS staff referred 1 FSS participant to Operation Hope Homeownership Program at their request.
- FSS staff referred 10 FSS participants to the Homeownership Program (HOP) at their request.
- FSS staff mailed job resources to 23 FSS participants with their annual modification letters.

Graduates

There were 0 graduates this month. The total number of graduates to date is 159.

If you have any questions, please call me at (562) 347-4663, Ext. 8254.

CJ:MF:RM:dt
Commissionreport1006

Bobbette Glover

Sent: Monday, November 13, 2006 4:01 PM**Subject:** FW: Today's Alert: Special Election Report

NACCED Alert

NACCED's online coverage of housing, community, and economic development.

**Today's
Alert****Special Election Report****November 10,
2006**

- Special Election Report
- About NACCED

Control of Congress Shifts to Democrats: What Will This Shift of Power, Personalities Mean for Affordable Housing, Community, and Economic Development

The voters spoke on Tuesday, and the outcome of their message was a shift in Republican control of the House of Representatives to Democrats. Democrats, who needed to pick up a net gain of 15 seats, won 28-30, with 10 races still undecided. Not a single Democratic House incumbent was beaten by a Republican challenger. Virginia Senator George Allen (R-VA) has conceded his seat to challenger Jim Webb, handing over control of the Senate to Democrats. Webb held a 7,300 margin, and Allen said he did not want to protract the election by asking for a recount that wouldn't have been successful. The Webb win gives Democrats a 51-49 margin. While the thinness of the margin may not result in Democrats passing an ambitious, partisan agenda, they will nonetheless chair the various committees and subcommittees and with that the ability to set the agenda. Exit polls suggest that voters were demanding a change from the status quo. Voters cited corruption, the economy and the war in Iraq.

Democratic Leadership

House Minority Leader Nancy Pelosi (D-CA) will assume the speakership in January, and her Senate counterpart, Harry Reid (D-NV) will become Majority Leader. Both have pledged to work, in a bipartisan manner, with President Bush. Republicans like to paint Pelosi as a San Francisco liberal. But she is known to Democrat colleagues as a tough no-nonsense pragmatist. One of her strengths, say colleagues, is the ability to unify different factions of the party. She has said the Democrats' priorities are to raise the federal minimum wage, eliminate tax credits that encourage oil companies to

explore for new energy reserves, provide tax incentives for investment and production of alternative fuels, and reduce interest rates on federal student loans. Also high on her list is lobby reform, banning all gifts of meals and travel to members and staff, while also calling for greater transparency on the part of lobbyists. She has said that she intends to restore a level of civility to the House and to involve Republicans in House deliberations, something she says Republicans didn't do in the 12 years they've controlled that body.

Soon-to-be Majority Leader Reid will have a challenge in the Senate with his one vote majority. Republicans will be able to thwart strictly partisan legislation as a super majority of 60 votes is needed in such areas as taxing and spending. However, he is expected to press a moderate agenda along the lines of his House counterpart.

In a statement on Wednesday, House Speaker Dennis Hastert (R-IL) said he would not seek the post of Minority Leader in the 110th Congress. This could set off a wide open race for that post.

Committee Leadership

House Financial Services Committee - This Committee, which has jurisdiction over housing authorization legislation, is expected to be chaired by Rep. Barney Frank (D-MA), the current ranking minority member. Rep. Frank is an acknowledged expert in housing matters, and he played a key role in forging a bipartisan consensus on H.R. 1461, which would establish a tough, new independent regulator for the Government Sponsored Enterprises, Fannie Mae and Freddie Mac. The bill would authorize, but not mandate, portfolio limits for the GSEs, and it would create a new, deeply targeted affordable housing fund paid for by tapping a portion of their profits. He was also instrumental in forging compromises on legislation to reform the Federal Housing Administration and the Section 8 rent subsidy program.

Rep. Maxine Waters (D-CA) is likely to become Chair of the Committee's Subcommittee on Housing. Like Frank, she is a strong proponent of an affirmative federal role in housing policies and programs.

Committee Priorities: With Democrats in charge there will likely be a push for new resources for expanding affordable housing opportunities, particularly production of rental housing. Whether this comes from tapping the GSEs' profits or perhaps through a new rental program within HOME (which NACCED has long advocated) remains to be seen. Now that Rep. Richard Baker (R-LA) will have to give up his chairmanship of the Subcommittee overseeing the GSEs the pressure will probably be off passing GSE regulatory reform. There is likely to be a push by consumer advocacy groups to establish a federal predatory lending standard. Financial institutions have been seeking a uniform standard. Frank is thought to favor a minimum standard, while allowing states and localities to go beyond it.

Senate Banking, Housing and Urban Affairs Committee - Connecticut Senator Christopher Dodd is expected to assume

chairmanship of this housing authorization committee, with the current chair, Richard Shelby (R-AL) moving to ranking minority member. Dodd has shown a strong interest in housing issues during his tenure on the committee.

The Senate Housing Subcommittee chair should be Jack Reed (D-RI). He also is a strong supporter of a proactive federal role in housing, particularly programs for the homeless and addressing the issue of childhood lead-based paint poisoning.

Committee Priorities: It is likely that committee Democrats will be interested in production of affordable housing as well as perhaps legislating a minimum federal anti-predatory standard.

House Appropriations Committee - Committee ranking democrat David Obey (WI) is expected to take over as chair of this key committee. He is a long term committee member who favors more spending on domestic programs particularly for health and education. The current chairman, Jerry Lewis, will assume the ranking minority post.

The Transportation, Treasury, and Housing and Urban Development Subcommittee will likely be chaired by Rep. John Olver (D-MA), the current ranking minority member. He will take over from Joe Knollenberg (R-MI). Olver was very vocal about the need to preserve and find additional funding for the Community Development Block Grant program and to fully fund Section 8 rent subsidy contract renewals during this and last year's mark up of the HUD appropriations bill.

Committee Priorities: The Appropriations Committee is not expected to engage in run-away spending. However, there should be more of an emphasis on domestic programs probably at the expense of defense. CDBG should no longer have to fight for its life should there be proposals to eliminate or sharply cut its funding. Reform and funding of Amtrak will also be a priority.

Senate Appropriations Committee - The chairmanship of this committee should fall to one who has held its reins before, West Virginia's Robert Byrd, the dean of the Senate. Byrd is well known for directing federal spending to his native West Virginia. The new ranking minority member will be Senator Thad Cochran (R-MS).

The Transportation, Treasury, and Housing and Urban Development Subcommittee chairmanship should fall to Senator Patty Murray (D-WA). Currently the ranking member she would replace is Senator Christopher Bond (R-MO) who would move into her slot.

Committee Priorities: Chairman Byrd should place greater emphasis on funding domestic programs. Housing programs would likely fair better under the leadership of democrats. Earlier this year Senator Murray led an effort to amend the FY 2007 congressional budget resolution to add additional funding for CDBG. She would likely find more funding for HUD programs as well as Amtrak in next year's appropriation bill.

House Ways and Means Committee - Rep. Bill Thomas (R-CA), the current chairman of the committee is retiring at the end of this session, so there would have been a change had the Republicans maintained control of the House. Since they didn't, the chairman's gavel transfers to ranking Democrat Charles Rangel (NY). Long a member of the Committee Rangel is a very strong supporter of tax code provisions stimulating investment in affordable housing, particularly tax-exempt bonds and Low-Income Housing Tax Credits. With the defeat of Reps. Clay Shaw (R-FL) and Nancy Johnson (R-CT), the ranking minority member seat may fall to either Rep. Wally Herger (CA) or Jim McCrery (LA).

Committee Priorities: Congressman Rangel has said that he wants to find a way to repeal the Alternative Minimum Tax, which each year affects more and more middle class taxpayers. This will be a tall item because of its cost, estimated to be more than a trillion dollars over ten-years.

Senate Finance Committee - The chairmanship of this key tax-writing committee will shift from the current Charles Grassley (R-IA) to Max Baucus (D-MT). Both Grassley and Baucus are supporters of tax-exempt bonds.

Committee Priorities: Baucus is keenly interested in the tax gap, the amount of taxes that the government fails to collect because of underreporting by tax payers. He is likely to move the committee in a direction of finding a way to close the gap. Baucus is probably less likely to give serious consideration to fundamental tax reform, unless pressed to do so by the Bush Administration.

Outlook for the Lame Duck 109th Congress

Both the House and Senate return on November 13th to complete action on the remaining FY 2007 spending bills, including the one funding HUD programs. Whether they will be able to agree in short order is doubtful. Congress will have to pass another "continuing resolution" to keep the government running after November 17th when the current "CR" expires. The CR basically is funding programs at their FY 2006 funding levels. Republican leaders are expected to ask Congress to pass a short-term CR lasting until December 8th to finish the spending bills. Democrats have said they will agree to spending bills that are reasonable.

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About NACCED

National Association for County Community and Economic Development (NACCED) is a nonprofit national organization composed of county government agencies that administer community development, economic development, and affordable housing programs. NACCED was created as an affiliate of the National Association of Counties (NACo) in 1978 to assist in developing the technical capacity of county agencies in administering these programs. NACCED also serves as a voice within NACo to articulate

the needs, concerns, and interests of these agencies.

View Directory of NACCED's Membership

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PRESIDENT'S MESSAGE:

The Importance of Will - Part II

HUD Says PIC Reporting Problem Limited

Housing authorities seem to spend an inordinate amount of resources on submitting information to the Public Housing Information Center (PIC); nevertheless, HUD issued a notice announcing financial sanctions for low reporting levels (see PIH Notice 2006-24 at www.hud.gov/offices/pih/publications/notices). NAHRO and its partner in technology issues, the Organization for the Advancement of Technology in Housing Authorities (OATHA), took exception and wrote to HUD decrying the sanctions when continuing technical problems with PIC are affecting reporting rates.

In a recent meeting including NAHRO, PHADA and CLPHA with Assistant Secretary Cabrera and senior HUD staff, the department disagreed that its system was at fault and would not consider adjusting the sanction notice. They told the interest groups that 4 percent of Section 8 agencies and 3 percent of public housing agencies were delinquent. The problem seems to affect large and small agencies alike. HUD's review of its data revealed, for example, that at least one agency was in compliance with public housing and Section 8 program reporting, but failed to report its SRO units. HUD noted many of the agencies were within a few percentage points of compliance.

HUD said that it would be willing to work individually to help agencies gain compliance, but it was

apparent they thought that some agencies simply did not understand that PIC compliance is a major piece of their business process. NAHRO staff argued that the system has problems, as evidenced by the 17-page letter it submitted (see www.nahro.org/members/news/2006/061003d.cfm), and that sanctions are not the solution to technical problems out of the agencies' control.

While it is encouraging to know that the number of agencies with reporting problems, according to HUD's data, is limited, it is still a concern to NAHRO and OATHA. HUD agreed to share more data in an effort to further define the problem. All parties are concerned that 100 percent reporting on units is now required because that data is used to compute the new Operating Fund formula. Also, the high cost of compliance likely is not covered in the limited fees available to the central office under asset management. Look for continued reporting on this issue.

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107 Representatives Sign On to Higgins Letter

A bipartisan group of 107 members of the House of Representatives sent a letter to House Transportation, Treasury, HUD (TTHUD) Appropriations Subcommittee Chairman Knollenberg (R-Mich.) and Ranking Member Olver (D-Mass.) Nov. 2 calling for "a more fair and reasonable" implementation of asset management. The letter, initiated by Rep. Higgins (D-N.Y.), asks the TTHUD leaders to adopt two asset management-related provisions of the Senate's version of the FY 2007 HUD appropriations bill in the final House-Senate compromise version of the bill. These provisions would prevent HUD from imposing new restrictions on agencies' use of capital funds under its asset management rules and would adjust stop-loss compliance deadlines to reflect HUD delays in issuing critical guidance. To see the letter, visit www.nahro.org/members/news/2006/higgins_final.pdf.

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NAHRO Stands Firm on Asset Management

Forty-six comment letters were submitted electronically to HUD regarding its September 6 notice on implementation of the Operating Fund and asset management. NAHRO's letter, which is available online at www.nahro.org/legislative/1106_am_ltr.pdf, focuses on 10 key points including HUD's overly-prescriptive approach, reasonableness of asset management fees, limiting fees to the central office, and the critical relationship between adequate appropriations and the feasibility of asset management for public housing. The letter also strongly reiterates NAHRO's objection to restrictions on the use of the Capital Fund for central office costs.

The letter explores the relationship between what was negotiated as the Final Rule (see *Federal Register* Sept. 19, 2005, www.nahro.org/members/news/opfund.cfm under "Resources") and what HUD is issuing as "guidance" or "program requirements." NAHRO states that "[t]he appropriateness of this guidance is dependent upon its consistency with the rule itself and the expectations of the rule negotiators reflected in the rule language... this Asset Management Notice and Financial Management Notice contradicts the flexibility and discretion intended to be available to PHAs under the Operating Fund Rule." Additional key points in the comment letter are:

- HUD's attempt to limit central office functions artificially by limiting the payment of central office costs to pre-prescribed amounts of management fees and asset management fees chargeable is arbitrary and outside the legitimate purpose of the Operating Fund Rule.

- An interrelationship exists between the efficacy of the Asset Management Notice and Operating Fund appropriations. PHAs must be given adequate flexibility in the use of the resources provided to them. The inadequacy of present and anticipated funding levels (with a predicted FY 2007 proration of 78% of need or less) makes it crucial that PHAs be actually provided the flexibility the Operating Fund Rule envisions to allocate their operating funds where they are needed.
- The asset management scheme being implemented by the Department will not succeed without meaningful regulatory reform. If the department wants to treat PHAs as if they are FHA projects its approach to regulatory reform must be fundamental, dramatic, and contemporaneous with implementing asset management. NAHRO stands ready to work with the Department to achieve regulatory reform.
- Placing limitations on the assignment of its assets by a PHA is inconsistent with the operating Fund Rule and the U.S. Housing Act. NAHRO objects to the limitation in the Asset Management Notice requiring that PHAs allocate no more than 6 months operating reserve to its central office.

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Other News

Election Brings Leadership Changes

The Nov. 7 election set the stage for the largest change in congressional leadership in 12 years. The Democrats' overwhelming takeover of the House will mean that leadership of the entire House, and for the committees that oversee housing and community development programs, will change in January 2007.

Official committee chairmanships, ranking memberships, and other leadership positions will not be known until adopted by the respective parties over the next several weeks. Several longtime Democratic ranking members are waiting in the wings to assume leadership of their committees, however. Congressman David Obey (D-Wisc.) is likely to assume control of the full House Appropriations Committee, and John Olver (D-Mass.) is likely to take on the leadership of the panel's Transportation, Treasury, HUD (TTHUD) subcommittee. Congressman Barney Frank (D-Mass.), a longtime presence in housing and community development policy, will probably take command of HUD's primary oversight committee, House Financial Services. The House Budget Committee will likely be chaired by Rep. John Spratt (D-S.C.).

The membership of important HCD committees will also see changes in the 110th Congress. Within Appropriations Committee ranks, six current Republican members of the panel and one Democrat will not return in the 110th due to defeat or retirement. Within the Financial Services Committee, six current Republican members were defeated or will retire, one Democrat is retiring, and Independent Rep. Bernie Sanders (Vt.) has been elected to the Senate.

House Democrats may begin the process of selecting party leadership as soon as the week of Nov. 13. Final committee assignments for Members of Congress will probably not be completed until the 110th Congress is seated in January.

Similar changes could be pending in the Senate. At press time, Democrats appeared poised to take over control of the Senate, pending the final outcome of the closely-contested Virginia

Senate race. If the Democrats do take over the Senate, West Virginia Senator Robert Byrd could once again take control of the powerful Appropriations Committee. Due to the retirement of current Banking Committee Ranking Member Paul Sarbanes, Connecticut Senator Christopher Dodd could take over the Chairmanship of HUD's Senate oversight panel in the event of a Democratic takeover.

NAHRO will update leadership and committee membership information as it solidifies in the coming weeks.

07 Approps Path Still Uncertain

The outlook for the next step in completing the FY 2007 Appropriations bills continues to be murky in the aftermath of the election.

With the timing and possibilities uncertain, it is vital to keep up a consistent message asking Congress to support housing and CD programs in the final appropriations bill. For more information and tips on working with Congress, see NAHRO's Current Issues online at www.nahro.org/legislative/issues.cfm or go to NAHRO's Advocacy Center at www.nahro.org.

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Reduction in Administrative Fees & Fee Reserves Delayed

NAHRO has learned that HUD will postpone the recapture of "excess" administrative fees and fee reserves from some agencies (as stipulated in PIH Notice 2003-23) from November to December 2006.

As previously reported, a provision of the FY 2003 Omnibus Appropriations Act stated that HAS could retain any amount of their earned administrative fees above their expense level to support the Section 8 tenant-based program. However, HAS ending their 2003 fiscal year with five percent or more of their FY 2003 annual administrative fee earnings in administrative fee reserves will have to forfeit any portion of their administrative fee earnings above their Section 8 program expense level.

Additionally, the FY 2003 legislation contained a provision reducing future administrative fees for agencies with Section 8 administrative fee reserves in excess of 105 percent of the administrative fees agencies were eligible to receive in 2002. This "excess" was recaptured by reducing fee payments to these agencies until their administrative fee reserves were reduced to, at maximum the 105 percent level. If the full amount of the excess has not already been recaptured through reduced fee payments, HUD will recapture remaining funds in December 2006. In either scenario HAS are encouraged to review their VMS submissions to determine whether they are subject to fee recaptures as described above.

As previously reported, NAHRO—along with numerous HAS and associations—filed a lawsuit in Federal District Court challenging the validity of the provisions described above in implementing the FY 2003 HUD Appropriations Act. The suit challenges the above-mentioned provisions and other recapture provisions in FY 2003 Appropriations Act on constitutional, contractual and other grounds. NAHRO will provide updates of the status of this lawsuit as it proceeds.

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Follow-up: HUD Responds to Operating Fund Appeal

As reported previously, on Oct. 6 NAHRO and industry partners PHADA and CLPHA wrote to HUD Secretary Jackson pointing out the fact that local agencies are now facing an operating shortfall of possibly more than \$1 billion. The letter went on to point out that "the very future of these agencies and the people they serve is seriously imperiled if the Department does not act soon." The letter requested that HUD furnish to Congress a revised and more accurate estimate of operating fund needs for FY 2007, which began October 1.

The letter went on to say "if the Bush Administration and Congress fail to act, more layoffs, further cuts in resident services, shuttering of some properties, an increase in homelessness, bankruptcies and serious deterioration of irreplaceable public housing stock and residents' quality of life will ensue at some agencies."

Responding to previous HUD statements that the department was considering revising its estimates and going back to Congress with a formal request for more operating funds, the Oct. 6 letter asks HUD to report on the status of its discussions with the new year having commenced and a pending lame duck session that may only last a few days.

HUD's response to the letter indicates that rising utility costs--primarily as a result of Hurricane Katrina--greatly affected public housing funding levels in 2006. But the letter does not indicate, beyond the fact that the Department is working on its FY 2008 budget (due to Congress on February 5, 2007), that the request for a more accurate estimate of need will occur in the immediate future. It also reiterates often-stated concerns about HUD's budget and the inability to address matters such as this in part due to the overall budgetary impact of the Section 8 program. The letter states, "the program is expected to grow \$16 billion in FY 2007, which is estimated to account for more than 47 percent of the department's budget" and also notes that HUD is moving to streamline, where appropriate, public housing rules and procedures that make it possible for PHAs to better respond to local needs.

The letter designates Greg Byrne as HUD's point of contact for further assistance.

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PHAS Score Calculations Underway

Efforts are underway by the Real Estate Assessment Center (REAC) to complete the calculation of Public Housing Assessment System (PHAS) scores for the purpose of awarding the high performance bonus in the public housing Capital Fund.

HUD officials have told NAHRO that the department is in the process of finalizing a letter relative to this issue. Executive Directors should receive notice within the next few weeks. As not to delay Capital Fund grant awards, 95 percent of the available funds were awarded with 5 percent held back in order to fund the 3 percent bonus.

In FY 2006 Congress appropriated \$2,463,600,000 for the Capital Fund Program. After adjustments, the total funds remaining are \$2,346,572,200. When the amount of carryover funding from prior fiscal years is added to these available funds, the total funds available for calculating the Capital Fund grants in FY 2006 is \$2,356,885,438. Based on this, the Capital Fund grant for a high performing agency could increase to 103 percent of the amount already received while a standard or troubled performer could increase to 97 percent. FY 2005 funds were about

Antelope Valley Press, Monday, October 23, 2006

Count on county to crack down on Section 8 fraud

A recent Valley Press editorial "With section 8, no projects needed" (Sept. 21) accurately pointed out the need for continued commitment to aggressively target those who defraud the Section 8 program.

Our highly successful enforcement program between the county and the cities of Lancaster and Palmdale has resulted in the termination of Section 8 housing subsidies to 218 voucher holders in Antelope Valley in the last year alone.

The Housing Authority of the County of Los Angeles employs a team of dedicated enforcement professionals who investigate reports of fraud and abuse including unreported income, unreported residents and any criminal or drug-related offenses.

Part of my Antelope Valley Crime Prevention Task Force and the Antelope Valley

Code Enforcement Task Force, these investigators coordinate enforcement among county, city, and state agencies including the sheriff, the department of Children and Family Services, Public Social Services, and the District Attorney's Office to share information to identify, prosecute and prevent fraudulent activity.

Viewpoint



Michael Antonovich

Los Angeles County has one of the strictest admission policies in the nation, which includes background checks on all potential residents and applicants. It prohibits probationers, parolees, registered sex offenders and individuals convicted of a violent or narcotics-related crime from participation

in the Section 8 benefits or residing in such a location.

With additional funding provided by Los Angeles County and the cities of Palmdale and Lancaster, additional investigators were hired over the last year and assigned exclusively to the Antelope Valley. All three jurisdictions are cooperatively working together to expand and enhance all areas of the enforcement program.

To hold tenants and landlords accountable, I recently secured approval from the Secretary of the United States Department of Housing and Urban Development to mandate that landlords add a "crime-free lease"

provision in their rental contracts with Section 8 tenants.

Recognizing a substantial portion of those receiving Section 8 rental subsidies are elderly or disabled and comply with HUD and county policies and are good neighbors within our communities, those who fraudulently obtain Section 8 benefits are stealing from the taxpayer and will be prosecuted.

Along with the cities of Lancaster and Palmdale, Los Angeles County is focused and committed to protecting the safety and integrity of all our communities. I encourage the community to help us address this problem by reporting fraud to the Housing Authority fraud hotline at (877) 861-7233.

Michael D. Antonovich represents the Antelope Valley for the 5th District on the Los Angeles County Board of Supervisors.

Long Beach

BUSINESS JOURNAL

October 24-November 6, 2006



"The Growing Experience" landscape training program celebrated its 10-year anniversary during an October 12 brunch hosted by the Los Angeles County Community Development Commission (CDC). Taught in partnership with the University of California Cooperative Extension, the program, introduces residents at the CDC's Carmelitos public housing development in Long Beach to the basics of landscaping in an effort to help them reach self-sufficiency. Since 1996, more than 150 individuals have participated in the program. (Photograph by the Business Journal's Thomas McConville)



<http://www.latimes.com/news/local/la-me-sbriefs14.2nov14,1,2935367.story>

IN BRIEF / THE STATE / DALY CITY

Public housing residents urged to leave toxic site

From Times staff and wire reports

November 14, 2006

Residents of a public housing complex atop toxic land are being urged to move because of fears that carcinogens are damaging their health.

The state Environmental Protection Agency suggested that San Mateo County work with the U.S. Department of Housing and Urban Development to move dozens of people from the Midway Village low-income housing complex.

The site is contaminated with polynuclear aromatic hydrocarbons, which have been linked to cancer. County housing officials testified before the agency that residents could join a waiting list for apartments at sites in Colma and Half Moon Bay.

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PARTNERS:

ktla5cw



It's catch and release in east Kern

The L.A. County Sheriff's Department is boasting of the large number of criminal arrests being made. This is a good thing for the Antelope Valley.

What's not mentioned is what happens to these persons in the courts, Probation, Welfare and in other L.A. County offices. Time and time again these people and their families are told that it would be much better for them to relocate to the small towns in southern Kern County.

A sudden crackdown in the Antelope Valley? Here come the registered sex offenders, the parolees and their families, along with all the Section 8s. It's our small communities that suffer.

Why doesn't Los Angeles deal with the problem rather than shov-

ing it off on our area? Recently the elected representative for southeastern Kern County expressed shock that this practice of relocating the Antelope Valley's problem to our small towns was going on.

For a long time the local sheriff's deputies and CHP officers, as well as we who live here, have been very aware of this relocation practice. This confirms Robert Haugen's letter "What's east Kern gotta do to get some service?"

Mr. Haugen, lip service and occasional road striping just before an election is about all we can expect. It's been said for the 44 years I have lived in the area that "east of the mountains we are treated like stepchildren at a family reunion" by Bakersfield-based politicians.

The treatment of the individuals who were involved in a recent string of burglaries should be held up as shining examples of how the DA's office deals with crime in eastern Kern County. Home security systems, guard dogs and neighbors watching each other's homes while trips are made to the local stores: This is the Kern County District Attorney's answer to protecting its citizens.

Never mind the fact that we are left to protect ourselves during the dark hours of the night due to the remoteness of Boron. I have spoken to deputies who express their disappointment at working hard to track down and capture persons who have broken the law only to see those criminals released and on their way back to plague society before the deputy can file his written report in Mojave.

We here in eastern Kern are living a true catch-and-release mentality demonstrated by the DA's office.

David Leach
Boron

At least 36,000 housing units were built with assistance from that bond, he said.

On the school bond, LAUSD officials expect to qualify for more than \$1 billion for the district's massive building program.

The district estimates they would qualify for \$475 million in new construction funds, including \$40 million for charter schools, \$10 million for career and technical education and \$340 million for overcrowding relief.

They also expect to get \$585 million to modernize existing facilities, including \$60 million for seismic safety repairs and \$20 million for removal of portable facilities.

"It will help us finish our job," said outgoing Superintendent Roy Romer.

The state distributes funding for school projects through the State Allocation Board, whose members include the state finance director, the director of the Department of General Services, the superintendent of public instruction, six state legislators and one appointee by the governor.

Chris DeLong, a policy manager with the Office of Public School Construction that staffs the SAB, said new construction funds are allocated on a first-come, first-served basis if they meet basic criteria.

"Districts have to demonstrate that they have unhoused people to get funds from the state," DeLong said. "Not just overcrowding, but that they don't have the seats necessary to house kids within the 5-year projections of enrollment."

Funds for modernization of existing school buildings are also provided on a first-come, first-served basis, provided they meet certain criteria, like a facility that is more than 25 years old. The state will provide up to 60 percent of funding for those projects.

On the new construction program, the state still has \$2.4 billion remaining from an earlier bond authorization, Proposition 55. But the program to modernize existing facilities has already run out of funding for approved projects.

The SAB has a list of \$221 million in approved modernization projects that will be first in line for the new funds. They include \$5.4 million for LAUSD, \$5.6 million for Burbank Unified, \$4.2 million for Whittier Union High and a total of \$40.5 million for all districts in Los Angeles County; \$33.4 million for various districts in San Bernardino County; and \$1.4 million for districts within Ventura County.

The two flood control bonds are expected to primarily help the Sacramento Delta and Central Valley regions. But the Los Angeles region gets a large portion of its water supply from the Delta, officials noted.

Tom Erb, a spokesman for the Los Angeles city Department of Water and Power, said the city will seek money for restoration of the Los Angeles River, integrated regional water management planning and for water recycling and conservation projects.

Another major project is the rehabilitation of Big Tujunga Dam, which would help capture rainwater and channel it to the groundwater supply.

"We've been anticipating that if these bonds pass, we'd definitely want to be involved and active to try and make sure the city and region gets our fair share, and we're working on these things right now," Erb said.

Staff Writer Rachel Uranga contributed to this report.

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WHAT'S IN IT FOR US?

Some of the items for which Los Angeles-area officials expect to seek partial funding through last week's voter-approved infrastructure bonds.

Proposition 1B: \$19.9 billion for transportation, including freeway congestion, road repair, port security, public transit and car-pool lanes.

■ Car-pool lane, northbound 405 Freeway between 10 and 101 freeways, partial funding for the \$730 million.

■ Car-pool lane, 5 Freeway between the 170 and the 134 freeways, partial funding for the \$73 million project.

■ Port of Los Angeles rail system improvements, partial funding for the \$660 million project.

Proposition 1C: \$2.85 billion for housing and emergency shelters.

★ ■ Affordable-housing developers, working with city and county agencies, will put in applications to build affordable units throughout the county. Los Angeles County officials estimate the bonds could help build hundreds of units of affordable housing and some shelters for the homeless and battered women.

Proposition 1D: \$10.4 billion for school construction.

■ LAUSD new construction program, \$475 million, including \$340 million for overcrowding relief grant and \$40 million for charter schools.

■ LAUSD modernization, \$585 million, including \$80 million for seismic repairs and \$20 million for removal of portable classrooms.

■ Pierce College: renovation of physical education building.

■ Los Angeles Mission College: culinary arts center project.

■ Antelope Valley College: theater arts facility.

Proposition 1E: \$4.1 billion for flood prevention; Proposition 84: \$5.4 billion for water quality and flood control.

■ Various flood control projects in the Sacramento Delta region that will help protect the water supply for Los Angeles.

■ About \$10 million for Los Angeles County Drainage Area Project.

■ A share of funds from the \$500 million set aside for stormwater flood control projects.

SOURCE: Daily News research

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Officials take aim at windfall

L.A. County groups get ready to apply for bond funds

By Harrison Sheppard Sacramento Bureau
Pasadena Star-News

With voter approval of \$43 billion in statewide bonds last week, Los Angeles County officials are preparing to seek a massive cash infusion that could mean multibillion-dollar construction projects to relieve overcrowded highways and schools.

While there is no comprehensive list of projects to be funded, Los Angeles Unified School District alone expects to seek more than \$1 billion for its new construction and modernization program.

Transit officials said they will seek assistance for billions of dollars in projects to relieve congestion and improve public transportation and air quality. And hundreds of millions of dollars more are expected to flood into local housing and water quality needs, according to an informal survey by the Los Angeles Daily News, a sister newspaper.

The county, however, will face fierce competition from hundreds of municipalities across the state, and some critics are concerned that the money will be doled out based on political muscle rather than need.

"I'm not convinced the money will be spent wisely," said George Passantino, a senior fellow at the Reason Foundation.

"These folks are going to be lining up to get their piece of the pie, and I'm not convinced those decisions will be made based upon what's best for the state."

State officials said that in most cases, agencies will be following long-established, merit-based procedures to allocate the new funds. And most - including the California Transportation Commission and the State Allocation Board - already have standing commissions that meet publicly to approve expenditures.

"We will have a great deal of oversight to make sure the bonds are spent in a manner consistent with what the voters approved," said H.D. Palmer, spokesman for the state Department of Finance.

Palmer noted that each of the bond measures also established new committees to make sure the new funds are spent carefully, even as state agencies use varying methods for distributing funds.

Other bond funds must conform to new regulations that will be drafted in the next few months and, in some cases, projects may need a green light from the Legislature and the governor.

But already, Southland agencies have accelerated plans to push for a piece of the \$19.9 billion in transportation bonds, \$2.85 billion in housing bonds, \$10.4 billion for school construction, \$4.1 billion for flood prevention and \$5.4 billion for water quality and flood control.

Mark Pisano, executive director of the Southern California Association of Governments, said the region has roughly \$98 billion in transportation needs alone, and is about \$65 billion short of funding.

The new transportation bond might bring in another \$9 billion to help fund some of those needs, he said, and that

money in turn can be used to leverage other funding sources such as the federal government and the private sector.

Officials with the Metropolitan Transportation Agency have a list of priority projects they plan to submit for funding, including the car-pool lane on the northbound 405 freeway between the 10 and 101 freeways and a car-pool lane on the 5 freeway between the 170 and 134 freeways.

For the housing bond, Los Angeles County officials said it is hard to determine how much the region might get. At a minimum, he said, the bond would help with \$30 million to \$40million worth of affordable housing units, as well as shelters for battered women and housing for those with mental and substance abuse problems.

On the school bond, LAUSD officials expect to qualify for more than \$1 billion for the district's building program.

Staff Writer Rachel Uranga contributed to this story.

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Small Craft Harbor meeting topics cover affordable housing and mediation

BY HELGA GENDELL

Information about affordable housing in Marina del Rey and the mediation and complaint filing process for boat slip tenants and Marina tenants was presented at the Small Craft Harbor Commission meeting Wednesday, November 8th, at the Burton Chace Park Community Building, Marina del Rey.

The presentation was made by representatives from the Los Angeles County Community Development Commission and the Los Angeles County Department of Consumer Affairs, who had been invited by the Small Craft Harbor Commission after some local residents had requested information about affordable housing and the mediation process.

COMMUNITY DEVELOPMENT COMMISSION — In response to local residents' questions about affordable housing in the Marina, Blair Babcock of the Los Angeles County Community Development Commission presented information on the development commission's role in administering affordable housing in Marina del Rey.

Babcock said the development commission administers federal and local funds for unincorporated areas of Los Angeles County and for the housing authority for the county.

The development commission monitors affordable housing and enforces the "CC&Rs" (Covenants, Conditions and Restrictions), a document which establishes limitations on how a particular property can be used, Babcock explained.

Babcock said the number of affordable housing units that must be available and the qualification for those units (based on income levels) is part of the conditional use permit which is issued by the Los Angeles County Department of Regional Planning for a development.

This conditional use permit information is part of the "Old Marina Policy," said Babcock, and the Los Angeles County Board of Supervisors is conducting surveys to reformat a "New Marina Policy" that would help determine the number of replacement units required for affordable housing in a development.

County counsel Tom Faughnan advised that there are currently two surveys being conducted, and that the number of replacement units is determined by the Department of Regional Planning during the entitlement process and may be subject to change.

DEPARTMENT OF CONSUMER AFFAIRS — Mediation program manager Debra Williams of the county Department of Consumer Affairs explained how the mediation and complaint filing process works, and answered questions on services relating to the department.

Marina del Rey apartment boat slip tenants have been requesting information about mediation services for their grievances relating to landlords.

Faughnan said Marina leases do not require the lessees to submit to binding arbitration with tenants, and there are no arbitration provisions in the leases.

The county's mediation service is free and mediators are located throughout Los Angeles County, with some mediators living in the Marina area.

Mediation can cover a wide variety of subjects — tenant/ landlord disputes, real estate transactions, consumer product purchases, contracts, loans — related to any possible disagreement, and parties can bring their attorneys to the mediation.

Williams said that mediation brings both parties together, although no one can be compelled to participate, but lawsuits can often be prevented by the mediation process.

"Mediators will hear the real essence of the dispute," she said.

In a courtroom situation, judges may make quick decisions and not be focused on the minutiae of the disagreement, but if mediation is sought, the mediator is there to listen to all aspects of the situation, said Williams.

The Consumer Affairs Department deals with identification theft, real estate fraud, a small claims advisory program and many other services.

Information, consumer-affairs .co.la.ca.us



<http://www.latimes.com/news/local/la-me-pension17nov17,1,7990878.story>

Public pension funds to invest in affordable homes

From a Times staff writer

November 17, 2006

Three of the largest public pension funds in Los Angeles County have announced that they will invest a combined \$65 million in the construction of housing for such middle-income earners as teachers, firefighters and police officers.

The three funds — the Los Angeles City Employees' Retirement System, the Los Angeles Department of Fire and Police Pensions and the Los Angeles County Employees Retirement Assn. — will supply nearly half of the \$150 million being raised by an equity management firm to build an anticipated 2,250 homes, townhouses, condominiums and rental units in the city of Los Angeles and surrounding areas.

The dwellings will target families who otherwise might be priced out of the region's expensive housing and rental markets. The housing will begin opening in about 2 1/2 years. Sites have not been finalized.

The new housing fund is being managed by the Phoenix Realty Group, a national real estate fund manager that has financed similar housing in northeast Los Angeles.

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PARTNERS:



Section 8 enforcement hot button in Valley

This story appeared in the Antelope Valley Press on Friday, November 17, 2006.

By LISA WAHLA HOWARD
Valley Press Staff Writer

PALMDALE - It seems you can't bring together local city officials and Los Angeles County leaders into a public setting without the Section 8 housing voucher program coming up for discussion.

That was the case Thursday morning, in the annual breakfast meeting between the Palmdale City Council and Supervisor Michael D. Antonovich, who represents the Antelope Valley on the county's Board of Supervisors.

Councilman Tom Lackey asked for an informational report because he said Section 8 housing and group homes are the "two most mentioned circumstances the community approaches me on."

"It's obviously a hot-button issue," Lackey said. "There's a lot of outrage, a lot of misunderstanding and probably a lot of abuse."

The Section 8 program provides rental assistance to low-income residents, using money from the U.S. Department of Housing and Urban Development. Though the majority of people using the vouchers are law-abiding, program abuse and crime originating from Section 8 rentals has been a hot topic in the Valley in recent years.

Since 2004, the cities of Palmdale and Lancaster have worked with Antonovich to fund dedicated Section 8 investigators in the cities - Gary Brody in Palmdale and John O'Neal in Lancaster - while countywide investigators Lee D'Errico and head investigator Bob Nishimura also spend much of their time in the Valley.

Between July 1 and Oct. 31, investigators recommended the termination of 112 Antelope Valley households from the Section 8 program for various program violations, Nishimura said. Between July 1, 2005, and June 30, 2006, about 300 Antelope Valley residents were recommended for termination.

Just over 3,000 Section 8 vouchers are in use in the Valley as of Oct. 31, Nishimura said, including 1,844 in Lancaster and 1,136 in Palmdale.

"The level of cooperation is unprecedented up here," Nishimura said Thursday, noting Brody's work with the Palmdale Sheriff Station's Partners Against Crime team. "We're getting an extra 100 sets of eyes."

Nishimura said that more than 40% of his investigators' time is spent in the Valley, though only 16% of the county's 23,000 or so Section 8 vouchers are used in the Valley. He also noted that

the county's Section 8 program is only one of numerous such programs operating in the county: A number of cities operate their own programs, including Los Angeles, which has about twice as many vouchers as the county.

Nishimura also said the county and city would be working together soon to renew the Memorandum of Understanding that establishes the extra investigators. The entities will be discussing ways to assist the investigators, perhaps by funding an analyst to do some of the paperwork that accompanies the investigations.

Other options include funding an investigator out of the District Attorney's Office, and perhaps an additional on-call hearing officer to handle termination hearings when the cases pile up. In addition, the county will move the termination hearings from the Housing Authority's local office to the Michael D. Antonovich Antelope Valley Courthouse.

Antonovich aide Paul Novak said that HUD provides no funding for enforcement, and the county's Housing Authority is one of the few in the nation with dedicated investigators. He emphasized the county's strict background checks and Antonovich's successful efforts to check the backgrounds of voucher-holders from other housing authorities entering the county system.

"We are very proud of the investigation section," Novak said. "It's an example of government doing the right thing and doing it very well."

Antonovich also has emphasized the responsibility of the landlord, a concept that ties into the city's potential business license requirement.

City management is considering requiring landlords to obtain business licenses to continue renting out properties in Palmdale, with the fees perhaps funding extra enforcement of city ordinances, said Steve Williams, who took over the duties of city manager in October.

Williams said the city has asked the county for model ordinances from other cities and is in the beginning phases of studying the concept. He anticipates bringing something before the council in the first quarter of 2007.

"If we have it apply to homeowners who are renting out homes as a business, then we get more control over what can occur if there are any Section 8 violations, or any kind of criminal violations," Williams said. "Section 8 is a very valuable program, very useful, and there's a need for it - we're talking about some way to monitor and enforce violations of the Section 8 regulations."

The business license requirement would be separate from the city's rental property inspection program, which was approved this year and goes into effect in January.

Dangerous dogs were another topic of discussion Thursday, with resident Dee Dee Wilson Barton relating her frustration when she encountered an aggressive pit bull on a morning walk at Pelona Vista Park.

The dog was on a leash, "but the guy couldn't control it," she said, adding that another frightened woman ran to her car crying and vowing not to return to the park again.

Wilson Barton said she called the county Department of Animal Care and Control but was told that if the dog was on a leash and hadn't attacked anyone, the department couldn't respond.

"I understand your concern," Palmdale Mayor Jim Ledford said. "The parks should be there for everybody."

Wilson Barton urged the city and county leaders to install signs in parks with the phone number for Animal Control, so that owners of aggressive dogs think twice before taking them to the park.

"The situation could be resolved before it becomes another horrible statistic or story in the AV Press," she said.

lhoward@avpress.com

Homeless marking territory in Valley

Transients find shelter in desert

This story appeared in the Antelope Valley Press on Sunday, November 19, 2006.

By BOB WILSON
Valley Press Staff Writer

LANCASTER - On any given night, about 3,900 people are without permanent homes in the greater Antelope Valley.

Some of that number may be in a hospital room, a jail cell, a halfway house, a dilapidated garage, a family member's living room, a storm drain or a stand of weeds and trees.

Some may be barely out of high school; others are old enough to collect retirement benefits.

Their number was tallied last year by the Los Angeles Homeless Services Authority, said Diane Grooms, regional vice president of the United Way.

Despite their presence, the Antelope Valley has no emergency facility that accepts the homeless on a day-to-day basis.

The area's sole homeless shelter has 51 permanent beds and normally only accepts people willing to go through a long-term program intended to put them back into the work force.

The shelter has only 10 cots for homeless people with no place to stay on any given night. Even then, those with some sort of employment seem to be preferred.

"We take our (program clients) mostly from those (cot) people - maybe somebody who got evicted but is working, and they just need a place to stay," said the facility's director, Patricia Welch.

"If I know they are working, I will bump them up and get them in a (permanent) bed as soon as I can to get them off of the street," Welch said.

Between Nov. 1 and March 15, the shelter will provide an additional 35 temporary cots for people who need shelter from the winter elements.

Those who stay overnight must find some place else to go during the day.

As of the Friday before Thanksgiving, the shelter was running at capacity, providing beds and meals to nearly 100 people a day, Welch said.

With a limited number of free beds at the shelter, combined with a limited number of affordable beds available at unlicensed and unsupervised "homes" and a limited number of vouchers

available for rooms at local motels, many of the area's homeless establish their own temporary living sites wherever they can.

Taking their limited possessions, they set up homes in abandoned buildings, gutted mobile homes or abandoned recreational campers, Grooms said.

Some will find a culvert or a roadway overpass, using whatever is available to establish a living space. Others might drag an abandoned sofa to a spot under a tree in the open desert, dig a fire pit and settle in for a day, a week, a month or a year until they are forced to move by authorities.

Ordinances in Palmdale and Lancaster make the creation and use of such encampments illegal.

But with the area's limited resources spread between thousands of people, some have few alternatives to setting up a camp, said Steve Baker, executive director of Grace Resource Center in Lancaster.

Baker's center provides a hot meal for about 40 homeless people a day and bagged groceries for about 8,000 working poor each month.

Baker said that those without permanent homes "just keep moving around" the Antelope Valley.

"There are dozens (of encampments). They're all over," he said.

Sgt. Kyle Bistline of the Palmdale Sheriff's Station's Partners Against Crime unit estimated that between 10 and 20 encampments are active in the south Antelope Valley at any given time.

Lt. Gordon Carn of the Lancaster Sheriff's Station said he had no estimate of the number of encampments within his station's jurisdiction, noting that such sites are difficult to track.

Welch called the number of encampments "nebulous" and said the new local ordinances against such sites give the homeless more reason to hide them.

Under those ordinances, the homeless can be given tickets, and warrants are issued for their arrest if they fail to appear in court. If found, arrested and jailed, odds are that the few belongings they claim will be taken by others before they are released, Baker said.

"Then they lose everything - whatever they've got - and they get out (of jail) with nothing in addition to no place to stay," he said.

"Most will try to hang loose until their next (welfare) check comes in so they can go buy a new sleeping bag and get set up again somewhere," Baker said. "It's a frustrating issue."

Roadway overpasses and large culverts "are the sites that receive repeat users" because they are readily available and provide immediate shelter from the elements, Grooms said. Because there is safety in numbers, such encampments may become homes for numerous people, sometimes 12 to 20, she said.

Those who have no trust in other people or programs may strike out on their own and set up solitary camps in the desert.

An encampment's members often have varying sources and levels of income, and no single member has enough to access a permanent room or apartment, Grooms said.

Some members might be able to afford one or two weeks of rent per month, but they cannot afford three or four weeks of rent, she said.

In the interim, they may turn to local charities or encampments they have heard about through the "homeless grapevine," Grooms said.

"When we did our homeless count last year, we were amazed at the number of what we would call 'unauthorized uses,' which are RVs or camper shells that are hooked up by a (water) hose and an (electrical) extension cord to different property," she said. "By federal definition, those folks are homeless because they are not connected to water or sewer properly."

Because many homeless persons receive some kind of financial assistance from the government, they sometimes have enough to buy an old trailer or camper and have it towed to a remote spot in the desert, Baker said.

Because vacant land sometimes is owned by those who live outside the Antelope Valley, the homeless sometimes squat on a property for months or years, he said.

"Some (encampments) have one (person), some have a couple or more," Baker said.

"If you ever go for a walk out the desert, there are depressions that are 8, 9 or 10 feet deep, and (the homeless) can be out there and not be seen from the road," he said.

"If you see a shopping cart in the middle of nowhere, chances are if you look in a couple of hundred yards of that cart, there's a camp there somewhere," Baker said.

In Lancaster, "I see people sleeping in old empty garages or empty homes to get in out of the weather," Welch said. "We're dealing with some people who have never, ever been in this situation, and they need help to get them through to the next paycheck and some resources to help them move ahead."

About 75% of the homeless in the Antelope Valley are from the Antelope Valley but lack the income to obtain and retain permanent housing, Grooms said.

In some cases, family members will provide homeless relatives with food and shelter until their patience or resources run out, Grooms said.

"That's why homeless people often don't have family to turn to: They've already burned that bridge," she said.

bwilson@avpress.com

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Housing starts hit 6-year low mark

Decline may signal industry 'recession'

By Martin Crutsinger Associated Press
San Gabriel Valley Tribune

Article Launched: 11/17/2006 10:58:19 PM PST

WASHINGTON - Housing construction plunged in October as builders slashed activity to the lowest level in more than six years.

Further declines were expected as the five-year housing boom turns into what is being described as a "housing recession."

Construction of new single-family homes and apartments dropped 14.6 percent to an annual rate of 1.486 million units, the slowest pace since July 2000.

The news was even more stark

for building permits, which fell for

a record ninth consecutive month, dropping 6.3 percent to an annual rate of 1.535 million units, the slowest pace in nine years.

"A tornado hit the housing sector in October," said Joel Naroff, chief economist at Naroff Economic Advisors, a private forecasting firm. "Builders have seen the light from the housing market meltdown and are now moving as rapidly as possible to reduce supply."

Housing, which had been one of the economy's standout performers during a five-year boom, shaved about a percentage point off growth in the July-September quarter. That pushed overall economic activity as measured by the gross domestic product down to an anemic rate of just 1.6 percent, the slowest growth in more than three years.

Many economists predicted that GDP growth would be trimmed by a similar amount in the current quarter as housing continues to act as a drag, through lower sales and reduced building activity.

Construction in October stood 27.4 percent below the level of activity a year ago, the biggest year-over-year decline in more than 15 years.

"The scale of the yearly decline is now in housing recession territory," said Brian Bethune, chief economist at Global Insight, a Lexington, Mass., forecasting firm.

With inventories of unsold new and existing homes near record levels, many analysts said the slump in housing was likely to last for a number of more months, possibly until the middle of next year.

But some economists noted some faint hints of a turnaround. A monthly survey of builder sentiment conducted by the National Association of Home Builders was up in November for the second straight month, the first back-to-back gains since mid-2005.

The hope is that recent declines in mortgage rates, which have been spurred by the decision by the Federal Reserve to put its rate hikes on hold, should entice buyers back into the market.

David Selders, chief economist for the builders' group, said he still believed what was occurring was a correction in the housing market with builders moving aggressively to cut back on production and move finished homes by offering a raft of incentives.

Analysts said the fallout from the housing weakness should not be enough to push the country into an outright recession unless home prices drop sharply on a nationwide basis, triggering a cutback on consumer spending because home-

owners suddenly feel less wealthy.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

November 29, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755

Dear Commissioners:

**AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH EAST LOS ANGELES
COMMUNITY CORPORATION FOR THE PURCHASE, REHABILITATION, AND
OPERATION OF VILLA NUEVA HOUSING DEVELOPMENT (1)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that entering into a one-year Agreement to Negotiate Exclusively (Agreement) between the Housing Authority and the East Los Angeles Community Corporation (ELACC), a California nonprofit public benefit corporation, for the purchase, rehabilitation and operation of the Villa Nueva housing development, located at 658-676 South Ferris Avenue in unincorporated East Los Angeles, is exempt from the provisions of the California Environmental Quality Act (CEQA), because it does not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the Agreement with ELACC, presented in substantially final form, for the purposes described above, and authorize the Executive Director to execute the Agreement and any subsequent amendments required to extend the Negotiation Period for an additional year, to be effective following approval as to form by County Counsel and execution of all parties.



PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize the Housing Authority to negotiate exclusively with ELACC the terms of a Development and Disposition Agreement (DDA), for the purchase, rehabilitation, and operation of Villa Nueva.

FISCAL IMPACT/FINANCING:

There is no fiscal impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Housing Authority owns and operates Villa Nueva, a 21-unit multi-family affordable housing development located in unincorporated East Los Angeles.

On February 14, 1985, the Housing Authority entered into a Development Agreement with the California Department of Housing and Community Development (HCD) for the acquisition, construction, and operation of Villa Nueva. The Housing Authority also entered into a 30-year Regulatory Agreement which required that Villa Nueva comply with HCD's Rental Housing Construction Program regulations. These regulations require that the units be rented to very low-income households with incomes at 50% or below the area median income for the Los Angeles – Long Beach Metropolitan Statistical Area, and that households pay no more than 25% of their income towards rent.

Due to the above regulatory restrictions, the project cannot generate sufficient income to support its operating costs. Furthermore, program regulations require that requests for capital improvements be submitted to HCD for review and authorization before withdrawal of funds from the HCD replacement reserve account. Because these reserves have been insufficient to support the necessary capital improvements, the Housing Authority has had to subsidize these costs with its own funds.

Given that the project cannot generate sufficient funds to support its operating costs and there is a need for additional funds to undertake capital improvements, the Housing Authority wishes to transfer the property to a nonprofit developer that can access funds not available to the Housing Authority, such as multi-family tax exempt bonds, tax credits, HOME, and state funds to rehabilitate and operate Villa Nueva.

On July 20, 2006, the Housing Authority issued a Request For Statements of Qualifications (RFSQ), from qualified developers or joint ventures/partnerships to acquire, rehabilitate, own and manage Villa Nueva. One proposal was received on August 21, 2006, from ELACC. ELACC's proposal met threshold and technical scoring requirements based on the experience of the developer, and the contractor, architect, and property management company team.

The attached Agreement will enable the Housing Authority to negotiate a DDA with ELACC. Discussions will include the purchase price, additional considerations to be paid to the Housing Authority by ELACC, the parameters of management services, and other project-related matters.

The Agreement does not commit the Housing Authority to any particular course of action. However, it is the Housing Authority's intention that there be no tenant displacement or relocation. The project will remain low-income rental property for the term of the HCD loan, and additional "affordable years" may be part of the transfer of ownership.

The Housing Authority may, during the Negotiation Period, hold public meetings to gather input from the community. ELACC will also be part of any public meetings that are held. The DDA will be submitted to your Board for approval upon conclusion of negotiations.

The Agreement will be effective following approval as to form by County Counsel and execution by all parties.

ENVIRONMENTAL DOCUMENTATION:

This Agreement is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15061(c)(3), because it does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT

The Agreement will allow the Housing Authority to negotiate terms of a DDA with ELACC, which will ultimately improve the affordable rental housing supply in the County.

Respectfully submitted,



for CARLOS JACKSON
Executive Director

Attachment: 1

VILLA NUEVA
AGREEMENT TO NEGOTIATE EXCLUSIVELY
by and between
HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES
and
EAST LOS ANGELES COMMUNITY CORPORATION

**VILLA NUEVA
AGREEMENT TO NEGOTIATE EXCLUSIVELY**

THIS AGREEMENT TO NEGOTIATE EXCLUSIVELY (the "Agreement") is entered into this ____ day of _____, 2006, by and between the HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES, a public body, corporate and politic ("HACOLA"), and EAST LOS ANGELES COMMUNITY CORPORATION, a California nonprofit public benefit corporation ("Developer"), on the terms and conditions set forth below. HACOLA and Developer are sometimes referred to collectively herein as the "Parties" and each individually as a "Party".

RECITALS

- A. WHEREAS, HACOLA issued a Request for Statements of Qualifications ("RFSQ") on July 20, 2006, for the acquisition, rehabilitation, and management of Villa Nueva, a 21-unit multifamily housing development in unincorporated East Los Angeles (the Site);
- B. WHEREAS, the Developer was selected, through an evaluation process, to be offered an Exclusive Right to Negotiate in accordance with the RFSQ's requirements; and
- C. WHEREAS, HACOLA is desirous of negotiating exclusively with the Developer.

NOW, THEREFORE, the Parties agree as follows:

[100] Duration of this Agreement

The duration of this Agreement shall be for one year from the date first written above plus any extensions mutually agreed to by the Executive Director of HACOLA and the Developer ("Negotiation Period"). The Board of Commissioners of the Housing Authority of the County of Los Angeles ("Board of Commissioners") have authorized the Executive Director of HACOLA to extend this Agreement for up a maximum of 360 days. If upon the expiration of the Negotiation Period, the Developer has not signed a Disposition and Development Agreement (DDA) satisfactory to HACOLA, then this Agreement shall automatically terminate.

[101] Deposit

Prior to the execution of this Agreement by HACOLA, the Developer shall submit to HACOLA a non-refundable good faith deposit (the "Deposit") in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00). The Deposit shall ensure that the

Developer will proceed diligently and in good faith to negotiate and perform all of its obligations under this Agreement.

[200] Negotiations

[201] Good Faith Negotiations

HACOLA and the Developer agree to negotiate diligently during the Negotiation Period set forth above and in good faith to prepare the DDA for execution by the Developer and for submission and approval by the Board of Commissioners, in the manner set forth herein with respect to the rehabilitation of the Site as referenced in Section 301 herein. HACOLA agrees, for the Negotiation Period, not to negotiate with any other person or entity regarding property management, rehabilitation or transfer of the Site. During the term of this Agreement, except as provided in the RFSQ, HACOLA shall keep confidential all information, plans, projections, and reports provided to HACOLA by the Developers in connection with the review, evaluation and rehabilitation of the Site and shall not disclose any such material to any third party, except to the extent required by law, without the express written consent of the Developer.

In the event at any time during the Negotiation Period the Developer does not negotiate diligently and in good faith as determined by HACOLA in its reasonable discretion, HACOLA shall give written notice, with a description of the failure and an explanation of the actions needed to cure, thereof to the Developer who shall then have thirty (30) calendar days to negotiate in good faith to the reasonable satisfaction of HACOLA. Following the receipt of such notice and the failure of the Developer to thereafter negotiate in good faith within said thirty (30) calendar days, this Agreement may be terminated upon written notice by HACOLA. In the event of such termination by HACOLA, HACOLA shall retain the Deposit and any interest earned thereon.

Except as provided in the preceding paragraph, upon termination of this Agreement on or before the expiration of the Negotiation Period (which may include any authorized extension of the original one-year period), neither party shall have any further rights against or liability to the other under this Agreement.

If a DDA is approved and executed by HACOLA and the Developer, the agreements shall thereafter govern the rights and obligations of the parties with respect to the property management, transfer of ownership and rehabilitation and shall supersede this Agreement.

[300] Development Concept

[301] Scope of Development

The negotiations between the Developer and HACOLA shall be for the transfer of ownership, rehabilitation and management that the Developer will propose for the Site.

[400] Purchase Price and/or Other Consideration

A purchase price for the property to be paid to HACOLA by the Developer, and/or other consideration, if any, to be paid to HACOLA by the Developer will be identified and included in the DDA.

[500] The Developer

[501] Nature of the Developer

The East Los Angeles Community Corporation is a California nonprofit public benefit corporation. It is understood that the DDA can be entered into by affiliates of the Developer, upon review and approval by HACOLA.

[502] Office of the Developer

The principal office of the Developer is:

East Los Angeles Community Corporation
530 South Boyle Avenue
Los Angeles, CA 90033
ATTENTION: Maria Cabildo, Executive Director

Maria Cabildo, or her designee, is the authorized representative for the Developer to administer and implement this Agreement.

[503] Full Disclosure

The Developer shall fully disclose to HACOLA any changes of its president, executive director, board members, members, major partners, joint venture partners, key managerial employees, other associates (collectively, "principals"), and all other changes in material information concerning the rehabilitation and operation, including education, experience, and qualifications of Developers and their principals whose identities, development experience, and qualifications were submitted with the Statements of Qualifications and are of great importance to HACOLA and the basis for HACOLA to enter into this Agreement.

Any change of the president or executive director of the Developer must be approved by HACOLA in its reasonable discretion during the term of this Agreement.

[600] The Financial Capacity of the Developer

[601] Financial Ability

Prior to approval and execution of the DDA by the Developer and HACOLA, the Developer shall submit to HACOLA a proposed plan and budget for the acquisition, rehabilitation, and operation of the Site, and it shall be to the satisfaction of HACOLA in its sole discretion.

[700] Pre-development Activities by the Developer

[701] Public Participation

During the Negotiation Period, HACOLA may hold public meetings to obtain community comment on the proposed rehabilitation. As requested by HACOLA, the Developer shall attend such public meetings and be prepared to report on the status of the proposed rehabilitation and respond to questions and comments by the community.

[702] Inspections

Developer will be granted the right to inspect the Site to perform its due diligence. A three-day notice will be provided to residents and HACOLA before each inspection.

[703] Findings, Determinations, Studies and Reports by the Developers

Upon reasonable notice, as requested by HACOLA in its sole discretion, the Developer shall provide written progress reports to HACOLA on any matters, including plans and studies, if any, related to the Site.

[800] HACOLA

[801] Office of HACOLA

The principal office of HACOLA is:

Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755
ATTENTION: William K. Huang, Director
Housing Development and Preservation Division

The Director of the Housing Development and Preservation Division is HACOLA's authorized representative to administer and implement this Agreement, subject to any appropriate approvals of the Executive Director and/or Board of Commissioners.

[802] Approval Process

Approval to enter into a DDA will require an action by the Board of Commissioners. All other matters under this Agreement will require the approval of the Executive Director, or his designee.

[900] HACOLA Activities

[901] HACOLA Assistance and Cooperation

HACOLA shall assist and cooperate with the Developer in the rehabilitation of the Site as HACOLA determines in its reasonable discretion.

[1000] Limitations of this Agreement

This Agreement does not constitute a commitment of any kind by HACOLA regarding the sale or transfer of all or any part of the Site. Execution of this Agreement by HACOLA is merely an agreement to enter into a period of exclusive negotiations according to the terms hereof, reserving final discretion and approval by the Board of Commissioners as to any DDA and all proceedings and decisions in connection therewith.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first written above.

**EAST LOS ANGELES
COMMUNITY CORPORATION**
a California nonprofit public
benefit corporation

BY: _____
Maria Cabildo, Executive Director

**HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES**

BY: _____
Carlos Jackson, Executive Director

APPROVED AS TO FORM:
Raymond G. Fortner, Jr.
County Counsel

BY: _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

November 29, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755

Dear Commissioners:

**RESOLUTION AUTHORIZING THE ISSUANCE OF MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR VILLA SERENA APARTMENTS IN
UNINCORPORATED EAST LOS ANGELES (1)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign the attached Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles, in an aggregate amount not exceeding \$15,550,000, to assist AMCAL Serena Fund, L.P., a California Limited Partnership (the Developer), to finance the site acquisition and construction of the 85-unit Villa Serena Apartments (the Project) to be located at 3887 East First Street and 115-121 North Bonnie Beach Place in unincorporated East Los Angeles.
2. Recommend that the Board of Commissioners authorize the Executive Director to execute all related documents, following approval as to form by County Counsel, and to take all necessary actions for the Developer to finance the site acquisition and construction of the Villa Serena Apartments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize the issuance, sale and delivery of Multifamily Housing Mortgage Revenue Bonds, in an aggregate amount not to exceed \$15,550,000, to finance the site acquisition and construction of the Project. This action will also allow the bonds to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

FISCAL IMPACT/FINANCING:

No County costs will be incurred. The Developer will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Housing Authority issues Multifamily Housing Mortgage Revenue Bonds on an ongoing basis to provide financing to increase the supply of multifamily housing for very low-, low-, and moderate-income families throughout Los Angeles County.

On July 24, 2006, the Housing Authority conducted a public hearing regarding the issuance of bonds to finance the Project, as authorized by Section 147(f) of the Internal Revenue Code of 1986, at its office located at 2 Coral Circle in the City of Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Project.

On July 26, 2006, the Housing Commission recommended approval of the Inducement Resolution of Multifamily Housing Mortgage Revenue Bonds for the construction of the Project.

On August 8, 2006, the Housing Authority adopted an Inducement Resolution declaring the intent of the Housing Authority to undertake the financing of a Multifamily Housing Mortgage Revenue Bond project in accordance with United States Treasury Department Regulations. This action established a base date after which costs incurred by the Developer for the Project could be included in the acquisition, construction and permanent financing obtained pursuant to the issuance of tax-exempt bonds.

The Developer proposes to construct 85 multifamily rental units at 3887 East First Street and 115-121 North Bonnie Beach Place in unincorporated East Los Angeles. Thirty of the units will be reserved for households with incomes that do not exceed 30 percent of the Area Median Income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Fifty-three of the units will be reserved for households with incomes that do not exceed 60 percent of the AMI. Two manager's units will have no affordability requirements. These affordability requirements will remain in effect for 55 years.

The attached Resolution has been prepared by Orrick, Herrington & Sutcliffe, Bond Counsel to the Housing Authority, and has been approved as to form by County Counsel. All other related documents, in substantially final form, are on file with the Executive Office of the Board of Commissioners. They will be approved as to form by County Counsel, prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION:

An Environmental Assessment was prepared for the Villa Serena project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Community Development Commission on April 10, 2006. Following the required public and agency comment period, HUD issued a Release of Funds for the project on April 25, 2006.


On July 18, 2006, as a responsible agency, and in accordance with the requirements of the California Environmental Quality Act (CEQA) guidelines, the Commission has reviewed the IS/MND prepared by the County of Los Angeles for the Villa Serena project and determined that the project will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MND, and filing of the Notice of Determination, satisfies the CEQA requirements as stated in Article 7, Section 15096.

The environmental review record is available for viewing by the public during business hours at the Housing Authority's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROJECT:

The proposed action will increase the supply of affordable housing in the County.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

Attachments: 1

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,550,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS THE VILLA SERENA APARTMENTS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, the Housing Authority of the County of Los Angeles ("the Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition and construction of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of bonds for the financing of the rental housing project, Villa Serena Apartments (the "Project"); and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to provide financing for the project through the issuance and sale of the Bonds (as hereinafter defined) in order to assist in the acquisition and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the Authority hereby determines to issue its Multifamily Housing Revenue Bonds (Villa Serena Apartments), 2006 Series A, in one or more series, each with an appropriate series designation (the "Bonds"), in an aggregate principal amount not to exceed \$15,550,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with a master pledge and assignment (the "Master Pledge and Assignment"), maturing as provided in the Master Pledge and Assignment, but not later than 35 years from the date of issue. The Bonds shall be in substantially the form set forth in the Master Pledge and Assignment, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the

Master Pledge and Assignment, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be limited obligations of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Master Pledge and Assignment.

3. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Mayor of this Board and attested with the manual or facsimile signature of the Executive Officer-Clerk of this Board.

4. The proposed form of Master Pledge and Assignment, in the form presented to this meeting, is hereby approved. The Mayor of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Master Pledge and Assignment, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Master Pledge and Assignment. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the bonds shall be as provided in the Master Pledge and Assignment as finally executed.

5. The proposed form of Master Agency Agreement (the "Master Agency Agreement"), in the form presented to this meeting, is hereby approved. The Mayor of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Master Agency Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Master Agency Agreement.

6. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") in the form presented to this meeting, is hereby approved. The Mayor of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

7. This Board hereby appoints the Executive Director of the Authority or his or her Deputy or designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

9. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

10. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

11. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of December, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
MICHAEL D. ANTONOVICH
Mayor, Los Angeles County

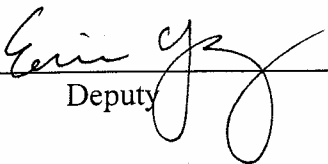
ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By:  _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

November 29, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE SETTLEMENT WITH EDWIN G. BOWEN, INC.
RELATIVE TO CONSTRUCTION CLAIMS ARISING OUT OF
HARBOR HILLS COMMUNITY CENTER AND CHILD CARE CENTER (4)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the Housing Authority's entering into a Settlement Agreement to resolve JDJ CONSTRUCTION v. BOWEN AND BOWEN v. Housing Authority (Cross Complaint), Los Angeles Superior Court Case No. YC049474, for construction of the Harbor Hills Community Center and Child Care Center located at 1876 and 1874 Palos Verdes Drive North in the City of Lomita (the Project), is exempt from the California Environmental Quality Act (CEQA), as described herein, because it will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve a Settlement Agreement between the Housing Authority, Edwin G. Bowen, Inc. (the Prime Contractor) and JDJ Construction Company (the Subcontractor), for the project described above, under which the Housing Authority will pay \$242,500 to the Prime Contractor for costs related to unanticipated entitlement changes and site conditions, and the Prime Contractor will pay \$85,000 to JDJ Construction Company for the completion of additional masonry wall work.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute the Settlement Agreement, to be effective on the date of Board approval.

4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate \$242,500 in Capital Funds into the Housing Authority's Fiscal Year 2006-2007 approved budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to resolve claims in connection with the Project.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The previously approved \$3,570,000 for construction costs and \$436,924 for contingency expenses have been fully expended. Approval of the proposed settlement using \$242,500 in Capital Funds will increase the total project cost to \$4,249,424 for the Housing Authority.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On September 25, 2000, your Board approved the award of a construction contract to Edwin G. Bowen Co., Inc. for construction of the Harbor Hills Community Center and Child Care Center in the City of Lomita.

After the project was awarded but before work could begin, the City of Lomita took about one year to identify required land use entitlement changes that resulted in extensive design revisions, re-permitting and additional work. The increased work included site grade changes, parking lot relocation, additional and larger retaining walls, and related site work items. Moreover, during construction, site conditions were encountered that differed from survey documentation, including variations in underground waterline elevations and site grades, which further increased project costs and caused schedule delays.

During construction, Edwin G. Bowen, Inc. submitted change orders for additional costs associated with the above site work. A dispute arose between the Housing Authority staff and the Prime Contractor as to the proper amount of contractual compensation. The Housing Authority declined to pay the additional costs. As a result, JDJ Construction Company filed a suit against Edwin G. Bowen, Inc. for unpaid services, and Edwin G. Bowen in turn filed a cross complaint against the Housing Authority for \$640,098, for breach of contract.

The cross complaint was scheduled for jury trial on November 6, 2006. The parties involved in the litigation agreed to mediation in an effort to resolve the \$640,098 claim against the Housing Authority prior to the scheduled jury trial. At the mediation on October 12, 2006, a tentative agreement was reached by the parties to resolve all of the above claims for a payment of \$242,500 by the Housing Authority to Edwin G. Bowen, Inc. and

Honorable Housing Commissioners
November 29, 2006
Page 3

payment of \$85,000 by Edwin G. Bowen, Inc. to JDJ Construction Company. In the event of a jury trial, it is possible that an amount greater than this settlement could be awarded against the Housing Authority.

The Settlement Agreement has been approved as to form by County Counsel and the Housing Authority's outside Counsel, and has been signed by Edwin G. Bowen, Inc. and JDJ Construction Company.

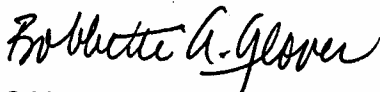
ENVIRONMENTAL DOCUMENTATION:

This activity is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

CONCLUSION:

Given the expenses, risk and unpredictable outcome associated with a jury trial, the Housing Authority with the concurrence of County Counsel and outside Counsel believe the proposed settlement of \$242,500 is fair and reasonable, and recommends that the legal claims be settled for this amount.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

Attachment: 1

SETTLEMENT AGREEMENT

This Settlement Agreement (hereinafter referred to as "Agreement") is entered into between HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES and COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES (collectively "CDC"), J.D.J. CONSTRUCTION CO., INC. ("JDJ") and EDWIN G. BOWEN COMPANY, INC. ("BOWEN"). CDC, J.D.J. and BOWEN shall collectively be referred to herein as "the Parties."

RECITALS

- A. This matter arises out of the construction of the new community center and child care center located at 1876 and 1874 Palos Verdes Drive North, Lomita ("the PROJECT").
- B. CDC is the Owner of the Project.
- C. BOWEN was hired by CDC to serve as the general contractor for construction of the PROJECT.
- D. J.D.J. was hired by BOWEN to serve as a masonry subcontractor with respect to construction of the PROJECT.
- E. Due to changes in the entitlement process, the scope of services for the PROJECT changed, requiring more and larger masonry walls. J.D.J. claimed it was not paid for masonry work performed for the PROJECT ("Dispute One").
- G. During the course of construction for the PROJECT, BOWEN claims it incurred delay damages and was not paid for work performed for the Project ("Dispute Two").
- H. J.D.J. filed a Complaint against BOWEN in the Los Angeles County Superior Court (Case No. YC049474) for Dispute One. BOWEN filed a Cross-Complaint against the CDC in the Los Angeles County Superior Court (Case No. YC049474). The lawsuits and all the claims asserted therein shall be collectively referred to as "the Action."
- I. CDC, J.D.J. and BOWEN wish to compromise and settle Disputes One and Two and the Action, and all rights, obligations, issues and disputes between each of them with respect to the Disputes One and Two and the Action and wish to avoid the uncertainty, costs and risks involved if the Action is continued.

NOW, THEREFORE, the parties agree as follows:

1. CDC shall make final payment to BOWEN in the sum of \$242,500 as full satisfaction of Dispute One and Two and the Action. The check shall be made payable to BOWEN and shall be delivered to the offices of BOWEN's attorneys of record.
2. BOWEN shall make final payment to J.D.J. in the sum of \$85,000 as full satisfaction of Dispute One and the Action. The check shall be made payable to J.D.J. and shall be delivered to the offices of J.D.J.'s attorneys of record.
3. BOWEN agrees to do the following: 1) execute a dismissal of the entire Action against CDC with prejudice; 2) execute a Conditional Waiver and Release Upon Final Payment.
4. J.D.J. agrees to do the following: 1) execute a dismissal of the entire Action against BOWEN with prejudice; 2) execute a Conditional Waiver and Release Upon Final Payment.
5. Within twenty (20) days of Los Angeles Board of Supervisors' approval of this Settlement, CDC shall transmit final payment of \$242,500 to BOWEN as set forth in paragraph 1. Once BOWEN confirms that the final payment is good funds, BOWEN's counsel shall send the original dismissal documentation identified in paragraph 3 above to CDC's counsel of record, as well as an executed Unconditional Waiver and Release Upon Final Payment, and authorize CDC to record or file said documentation as appropriate.
6. Within ten (10) days after BOWEN receives the settlement draft from CDC, BOWEN shall transmit final payment of \$85,000 to J.D.J. as set forth in paragraph 2. Once J.D.J. confirms that the final payment is good funds, J.D.J.'s counsel shall send the original dismissal documentation identified in paragraph 4 above to BOWEN's counsel of record, as well as an executed Unconditional Waiver and Release Upon Final Payment, and authorize BOWEN to record or file said documentation as appropriate.
7. In consideration of the covenants and promises set forth herein:
 - a. J.D.J., including its attorneys, agents, servants, representatives, partners, predecessors, successors-in-interest and assigns, and all other persons, forms or corporations with whom it has been, is now or may hereafter be affiliated, do hereby and forever release and discharge BOWEN and CDC and each of their respective successors, subsidiaries, sureties, affiliates, employees, owners, partners, officers, directors, predecessors, assigns, agents, representatives, and attorneys from any and all past, present or

future claims, demands obligations, causes of action, expenses and compensation relating to Dispute One.

- b. BOWEN, including its attorneys, agents, servants, representatives, partners, predecessors, successors-in-interest and assigns, and all other persons, forms or corporations with whom it has been, is now or may hereafter be affiliated, do hereby and forever release and discharge J.D.J. and CDC and each of their respective successors, subsidiaries, sureties, affiliates, employees, owners, partners, officers, directors, predecessors, assigns, agents, representatives, and attorneys from any and all past, present or future claims, demands obligations, causes of action, expenses and compensation relating to Dispute Two.
- c. CDC, including its attorneys, agents, servants, representatives, partners, predecessors and successors-in-interest and assigns, and all other persons, forms or corporations with whom it has been, is now or may hereafter be affiliated, do hereby and forever release and discharge J.D.J. and BOWEN and each of its successors, subsidiaries, affiliates, employees, owners, partners, officers, directors, predecessors, assigns, agents, representatives, and attorneys from any and all past, present or future claims, demands, obligations, causes of action, expenses and compensation relating to Disputes One and Two, or which are the subject of the Action.
- d. The Parties have read and are familiar with Civil Code Section 1542 which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

The Parties expressly agree to waive, relinquish and otherwise abandon any rights under Civil Code Sec. 1542 with respect to the Payment Dispute, the Disputes One and Two, and the Action, except as otherwise stated herein.

- 8. This Agreement is entered into the spirit of compromise to resolve disputed claims. None of the statements or promises contained in this Agreement shall be construed as any admission of liability for any purpose.
- 9. No party or any agents nor any related entities have made any statement or representation to any other party regarding any fact relied upon in entering into this Agreement, and each party expressly states that he/it does not rely on any statement, representation, or promise of any other party or any parties agents or related entities in executing this Agreement.

10. Each entity executing this Agreement on behalf of an entity, other than an individual executing this Agreement on his own behalf, represents that he is authorized to execute this Agreement on behalf of said entity.
11. Each party to this Agreement agrees to perform any further acts and execute and deliver any further documents that may be reasonably necessary to carry out the provisions of this Agreement.
12. This Agreement may be executed in counterparts, and all so executed shall constitute one agreement binding on the parties hereto.
13. This Agreement constitutes the final agreement regarding the Payment Dispute and the Action between and among the Parties and this Agreement shall not be amended or modified except in writing signed by each of them.
14. Each party to this Agreement has read the entire Agreement before executing it and has been given the opportunity to seek advice of counsel prior to executing this Agreement. No party to this Agreement shall deny its validity on the basis that the party did not have the advice of counsel.
15. This Agreement shall be interpreted and enforced under the laws of the State of California. Should any dispute arise regarding this Agreement, each party reserves to claim, assert or otherwise seek damages for breach thereof.
16. Should any provision of this Agreement be declared or determined by any court of competent jurisdiction to be illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms or provisions shall not be affected thereby and said illegal, enforceable or invalid part, term, or provision shall be deemed not to be part of this Agreement.
17. No provision of this Agreement may be waived unless in writing and signed by all parties hereto. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein. This Agreement may be modified or amended only by a written agreement executed by all of the Parties hereto.
18. Each of the parties to this Agreement participated, or had the opportunity to participate, in the preparation of this Agreement; and in the event of an ambiguity, the terms of this Agreement shall not be construed against any party.
19. Each of the parties to this Agreement shall bear their own fees and costs, except as otherwise set forth herein.
20. No party to this agreement may assign their rights or obligations or this written agreement without the express written consent of the other party.

WHEREFORE, the undersigned having read the Agreement and fully understanding it and agreeing to its terms, the parties have executed this Agreement and make it effective on the date(s) listed hereinbelow.

HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES; COMMUNITY
DEVELOPMENT COMMISSION OF THE
COUNTY OF LOS ANGELES

Dated: _____

By: _____
Carlos Jackson, Executive Director

J.D.J. CONSTRUCTION CO., INC.

Dated: _____

By: _____
Its: _____

EDWIN G. BOWEN, COMPANY, INC.

Dated: _____

By: _____
Its: _____

APPROVED AS TO FORM:

COLLINS, COLLINS, MUIR & STEWART

NICOLE DAVIS-TINKAM

Attorneys for Defendants

COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF THE LOS ANGELES,
HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES

LAW OFFICES OF VANCE, BLAIR & GRADY

THOMAS VANCE

Attorneys for Plaintiff

J.D.J. CONSTRUCTION CO., INC.

HUNTER, MOLLOY, & SALCIDO LLP

JOHN L. HUNTER

FRANK W. MOLLOY

Attorneys for Defendant

EDWIN G. BOWEN COMPANY, INC.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

November 29, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AMEND POSITION CLASSIFICATIONS, MONTHLY SALARY SCHEDULE, AND
ADMINISTRATIVE AND PERSONNEL POLICIES OF THE COMMUNITY
DEVELOPMENT COMMISSION (ALL DISTRICTS)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve amendment of the Community Development Commission's Position Classifications and Monthly Salary Schedule to incorporate the following, effective on the date of Board approval, a new Executive Assistant Classification, Level II to the Resident Manager Classification, and Level V to the Information Systems Specialist Classification, as described herein.
2. Recommend that the Board of Commissioners approve the two-phase implementation of salary range adjustments, as specified in the attached Monthly Salary Schedule, to be effective on January 1, 2007 and July 1, 2007.
3. Recommend that the Board of Commissioners approve salary adjustments for approximately 270 employees to offset a five-year period during which compensation ranges remained unchanged, to be implemented in two phases, on January 1, 2007 and July 1, 2007.
4. Recommend that the Board of Commissioners authorize the Executive Director to use funds contained in the approved Fiscal Year 2006-2007 budget to implement salary and benefit adjustments in the total estimated amount of \$157,000, including \$137,000 for salaries and \$20,000 for benefits.



5. Recommend that the Board of Commissioners approve the amended Administrative and Personnel Policies of the Community Development Commission, summarized as Attachment E, to ensure compliance with regulations and updated policies and procedures, effective on the date of Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to amend the Commission's Position Classifications and Monthly Salary Schedule to incorporate classification and level changes, adjust salary ranges and amend the Commission's Administrative and Personnel Policies.

The Monthly Salary Schedule has not changed for five years, which has resulted in the Commission's salaries lagging behind comparable public sector agencies. The Commission is proposing salary range adjustments in order to bring compensation for each position into line with comparable positions outside the agency.

The adjustment amounts have been determined based on a comprehensive compensation study completed by the Chief Administrative Office. The percentage of salary range adjustments will vary from class to class, as dictated by the findings of the compensation study. Future adjustments to the Monthly Salary Schedule will be made in consultation with the Chief Administrative Office utilizing the established benchmark positions and submitted with the request for budget approval at the discretion of the Executive Director.

The Administrative and Personnel Policies were last updated in 2005.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The proposed changes for January 1, 2007, will be paid for with funds included in the Commission's approved 2006-2007 Fiscal Year budget. The total estimated cost of \$157,000 includes \$137,000 for salaries and \$20,000 for benefits.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Board last approved amendment of the Commission's Position Classifications and Monthly Salary Schedule on April 3, 2001. The proposed amendment consists of two sections. The first section (Attachments A, B and C) describes the duties and responsibilities of each position classification. The second section (Attachments D-1 and D-2) sets compensation ranges according to the position classifications.

The Administrative and Personnel Policies have been amended to include expansion of section 108 "Conflict of Interest" and section 202.2, the revised flex dollar totals.

PROPOSED CHANGES TO POSITION CLASSIFICATIONS:

The Commission is proposing the following changes to the Position Classifications on January 1, 2007: the addition of a new Executive Assistant Classification to provide appropriate administrative support at the Division Director and Executive Office levels; the addition of Level II to the Resident Manager Classification to appropriately compensate Resident Managers responsible for large residential sites that require greater technical skills; and the addition of Level V to the Information Systems Specialist Classification in order to appropriately compensate highly technical expertise in specialized areas.

Position descriptions are provided as Attachments A, B and C, respectively.

MONTHLY SALARY SCHEDULE:

The Commission has a performance-based compensation plan that allows employees to receive annual percentage increases based on the quality of job performance. Employees do not receive cost-of-living or step increases.

The Commission currently has 671 employees. Salary adjustments are being proposed for approximately 270 employees whose current salaries are below the proposed new ranges. In order to reduce the fiscal impact to the Commission, the adjustments will be implemented in two phases, in January 2007 and July 2007.

Adjustments will not apply to employees currently on a Needs Improvement Plan, until they have satisfactorily completed the plan requirements.

Phase I will occur on January 1, 2007, as outlined in Attachment D-1. Phase II will occur on July 1, 2007, resulting in the final changes to the Monthly Salary Schedule, as outlined in Attachment D-2.

County Counsel has reviewed this letter.

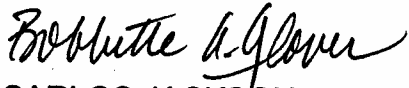
ADMINISTRATIVE AND PERSONNEL POLICIES:

The proposed changes to the Administrative and Personnel Policies provide the following: add language to comply with current regulations to expand the reporting requirements under the Conflict of Interest section, revise the statement concerning retaliation, and update the flex dollar totals. In addition, minor language changes have been made for the purpose of clarity.

IMPACT ON CURRENT PROGRAMS:

The recommended modifications to the Position Classifications and Monthly Salary Schedule will implement changes to help recruit and retain employees with the strong specialized skills needed for program administration and continuity. The recommended changes to the Administrative and Personnel Policies will incorporate required regulations and update policies and procedures.

Respectfully submitted,



for CARLOS JACKSON
Executive Director

Attachments: 6

EXECUTIVE ASSISTANT

DEFINITION:

Under the supervision of director level staff, performs a wide range of staff support services on the more complex departmental management issues and operational needs. Incumbents must possess a thorough knowledge of departmental operations sufficient to analyze, evaluate and develop procedures and methods affecting the commitment of departmental resources; effective written and oral communication skills; and the ability to deal effectively with various officials of other agencies and Board Offices who work with the department.

LEVEL DEFINING CHARACTERISTICS:

Directors may make assignments in the class of Executive Assistant at the first and second levels. Appointments in the Executive Office may begin at level three.

Level I

Under supervision, performs complex and specialized clerical and administrative tasks.

Level II

Under supervision, performs complex and specialized clerical and administrative tasks. May supervise and coordinate clerical work.

Level III

Under direction, performs or coordinates the performance of highly specialized administrative and clerical duties. May supervise and coordinate clerical work.

Level IV (reserved for the Executive Office)

Under limited direction, performs or coordinates the performance of highly specialized administrative assignments and official correspondence and Board matters for the Executive Officers. May supervise and coordinate clerical work.

DESIRABLE QUALIFICATIONS:

Education and training equivalent to three years experience in a highly responsible staff, advisory or administrative capacity analyzing and making recommendations for the solution of problems of organization, procedure, program, budget or personnel. Bachelors degree preferred.

One additional year of such experience may be substituted for each year of college, to a maximum of four years.

Level III - IV

Supervisory experience and/or demonstrated supervisory skills.

KNOWLEDGE AND ABILITIES:

Acts as coordinator and liaison for the director within the department and between various commissions, boards, committees and public and private entities. Knowledge of modern office practices and procedures, business correspondence, business automation skills, proper English usage, spelling, grammar and punctuation. Ability to operate appropriate office equipment and establish and maintain cooperative working relations with others.

PROFICIENCY SKILLS:

Specific software skills may be required for some positions.

SPECIAL REQUIREMENTS:

Possession of a valid Class C California driver's license, satisfactory driving record and a reliable, insured vehicle.

RESIDENT MANAGER

DEFINITION:

Under the direction of the property supervisor the Resident Manager lives on-site and manages the daily operations of each housing complex, interacts with tenants and Commission support staff and management. Performs clerical functions and keeps records. Shows units to prospective tenants. Conducts periodic apartment inspections. Participates in the re-certification process and calculates rent changes. Counsels tenants as needed; monitors outside vendors and performs light maintenance and janitorial duties as needed. Responds to emergency situations as needed and performs other related duties as assigned.

LEVEL DEFINING CHARACTERISTICS:

Employees in this class will have regular contact with the public, answering a variety of procedural questions, or giving out factual information. Work is normally reviewed only upon completion and to ensure overall results.

Level I

Under direction, performs primarily light maintenance, janitorial tasks and semi-skilled administrative functions. Adequate performance at this level requires knowledge of departmental procedures and precedents, and the ability to choose among alternatives in solving problems.

Level II

Under direction and within a framework of established procedures, incumbents are expected to perform a wide variety of duties with only occasional instruction or assistance. Adequate performance at this level requires performing more difficult and complex assignments and administrative function requiring the use of independent judgment and problem solving techniques. Employees assigned to the Resident Manager II classification also assume responsibility for skilled administrative functions. This is the journey level.

DESIRABLE QUALIFICATIONS:

Graduation from an accredited High School or possession of the GED equivalency certification and two years experience in the management of rental units and a basic understanding of property maintenance.

KNOWLEDGE AND SKILLS:

Must be able to effectively interact with persons at all levels as well as with people from varied backgrounds. Must be able to read, write and speak English. Proficiency in basic math and possession of basic computer literacy are also required. Proficiency in a language other than English may be required based on site demographics.

SPECIAL REQUIREMENTS:

Possession of a valid Class C California drivers license, satisfactory driving record and a reliable, insured vehicle.

A check of criminal history will be required prior to appointment.

INFORMATION SYSTEMS SPECIALIST

DEFINITION:

Performs a variety of tasks in the development, implementation, maintenance and support of electronic data processing systems. Performs related duties as assigned.

LEVEL DEFINING CHARACTERISTICS:

Assignments in the class of Information Systems Specialist may be made to any of the following levels:

Level I

Under direct supervision, performs assignments in the implementation and maintenance of computer systems.

Level II

Under general supervision, performs difficult and complex assignments in the analysis and design of applications; analyzes user requirements, and may be responsible for the full support of one or more major computer systems.

Level III

Under general supervision, performs the more difficult and complex assignments requiring the use of independent judgment and problem solving techniques. Employees at this level have considerable knowledge and are expected to work with little or no supervision. In addition, employees at this level may be required to assist in the training of lower level staff.

Level IV

Under general direction, manages a major project or several small projects or a major activity in systems development. May work on highly specialized and complex projects or develop methods for the implementation of new programs. Employees at this level may be required to supervise or assist in the training of lower level staff.

Level V

Under general direction, assists management in establishing and implementing goals and objectives. Employees at this level may be required to supervise or assist in the training of lower level staff.

DESIRABLE QUALIFICATIONS:

Education and training equivalent to graduation from an accredited four-year college or university with a major in Computer Science or related field and two years progressively responsible experience performing computer programming, network development or systems analysis.

KNOWLEDGE AND ABILITIES:

Knowledge of principles, practices and equipment utilized in electronic data processing; principles and techniques of systems analysis and programming. Ability to perform systems analysis and to interface with users, and software vendors. Familiarity with data processing equipment

SPECIAL REQUIREMENTS:

Possession of a valid Class C California driver's license, satisfactory driving record and a reliable, insured vehicle.

COMMUNITY DEVELOPMENT COMMISSION

MONTHLY SALARY SCHEDULE

EFFECTIVE JANUARY 1, 2007

CLASSIFICATION	LEVEL I	LEVEL II	LEVEL III	LEVEL IV	LEVEL V	LEVEL VI
MAINTENANCE WORKER	2306	3083	2661	3701	3267	4634
DEVELOPMENT SPECIALIST	3053	4083	3393	4898	4071	5880
INFORMATION SYSTEMS SPECIALIST	3220	4187	3530	4589	4225	6760
PROGRAM SPECIALIST	2591	3465	2880	4160	3456	4991
ARCHITECT/ENG. SPECIALIST	3784	5159	4204	6190	5044	7428
ACCOUNTANT	3248	4059	3609	4872	4331	5846
ANALYST	3492	4668	3880	5603	4656	6723
EXECUTIVE ASSISTANT	3430	4631	3670	4955	3927	5301
ACCOUNTING TECHNICIAN	2239	2799	2488	3360	2879	4030
OFFICE ASSISTANT	1832	2290	2024	2732	2489	3484
TRAINEE	1260	1733	1328	2167	1511	2427
ADMINISTRATIVE ASSISTANT	2707	3895	3206	4328		
CONSULTANT	5110	7802	5416	8584		
MANAGER	6211	8808	6920	10568		
RESIDENT MANAGER	1287	2529	1544	2782		
DIRECTOR	7944	12133				
ASSISTANT EXECUTIVE DIR.	8740	13350				

Ranges will be adjusted to conform with minimum wage as required by Federal or State law.

COMMUNITY DEVELOPMENT COMMISSION

MONTHLY SALARY SCHEDULE

EFFECTIVE JULY 1, 2007

CLASSIFICATION	LEVEL I	LEVEL II	LEVEL III	LEVEL IV	LEVEL V	LEVEL VI
MAINTENANCE WORKER	2467	2846	3564	3922	4314	5130
DEVELOPMENT SPECIALIST	3266	3629	4355	5380	5709	6925
INFORMATION SYSTEMS SPECIALIST	3220	3530	4225	6370	6810	8513
PROGRAM SPECIALIST	2772	3081	3697	4277	5989	
ARCHITECT/ENG. SPECIALIST	4128	4586	5502	6367	8915	
ACCOUNTANT	3248	3609	4331	4921	6890	
ANALYST	3735	4150	4981	5659	7924	
EXECUTIVE ASSISTANT	3430	3670	3927	4202	5672	
ACCOUNTING TECHNICIAN	2239	2488	2879	4030		
OFFICE ASSISTANT	1832	2024	2489	3484		
TRAINEE	1350	1485	1635	2427		
ADMINISTRATIVE ASSISTANT	2885	3206	4328			
CONSULTANT	5574	7802	5908	8584		
MANAGER	6775	8808	7549	10568		
RESIDENT MANAGER	1404	2529	1544	2782		
DIRECTOR	8666	12133				
ASSISTANT EXECUTIVE DIR.	9534	13350				

Ranges will be adjusted to conform with minimum wage as required by Federal or State law.

Community Development Commission
Summary of Administrative & Personnel Policy Changes

Conflict of Interest (108):

- Officers and employees of the Commission shall immediately disclose in writing, to the Executive Director, the existence of any relationship by family, marriage or domestic partnership between them and a Public Housing resident, Section 8 Voucher holder and/or anyone who is an applicant for or participant in any other Commission or Housing Authority Program.
- Officers and employees of the Commission shall be prohibited, unless authorized by the Executive Director in writing, from having any involvement with the file of or otherwise taking action regarding a matter relating to a Public Housing resident, Section 8 Voucher holder, or anyone who is an applicant for or participant in any other Commission or Housing Authority Program with whom they have a relationship by family, marriage, or domestic partnership.
- Officers and employees of the Commission shall immediately disclose in writing, to the Executive Director, if they are or become a conservator, personal representative, guardian, caregiver, or agent for a Public Housing resident, Section 8 Voucher holder and/or anyone, who is an applicant for or participant in any other Commission or Housing Authority Program.
- Officers and employees of the Commission shall be prohibited, unless authorized by the Executive Director in writing, from serving as a conservator, personal representative, guardian, caregiver, or agent for a Public Housing resident, Section 8 Voucher holder and or any other person who is an applicant for or participant in any other Commission or Housing Authority Program unless such person is related by family, marriage, or domestic partnership.

Benefits Policies:

- Optional Benefits Plan (202.1)
Effective January 1, 2007, for Officers and regular employees hired before October 1, 1997, the Commission will contribute a maximum of \$572 per month for employee and dependent for group health, dental, and vision insurance coverage.
- Flexible Benefits Plan (202.2)
The Commission's monthly contribution for the Flexible Benefits Plan effective January 1, 2007 will be the greater of \$830 or a percentage of the employee's monthly salary based on years of service as of the employee's anniversary date.

**Housing Commission
2007 Meeting Schedule
12:00 noon**

<u>Date</u>	<u>Site</u>	<u>Address/ Telephone #</u>	<u>District</u>	<u>Description</u>
January 24	South Whittier Community Resource Center	10750 Laurel Avenue Whittier, CA 90605 (562) 946-2425	1/4	Community Center
February 28	CDC/ Headquarters	2 Coral Circle Monterey Park, CA 9155 (323) 890-7001	N/A	N/A
March 28	Lancaster Homes	711-737 W. Jackman Street Lancaster, CA 93534 (661) 255-5818	5	120 Units of Senior Housing
April 25	BTC	2400 N. Lincoln Ave. Altadena, CA 91001 (626) 296-6300	N/A	N/A
May 23	Palm Apartments	959 Palm Avenue West Hollywood, CA 90069 (323) 653-3090	3	127 Units of Senior Housing
June 27	CDC/ Headquarters	2 Coral Circle Monterey Park, CA 9155 (323) 890-7001	N/A	N/A
July 25	Harbor Hills (Community Center)	26607 Western Avenue Lomita, CA 90717 (310) 534-6838	4	301 Units of Family / Senior Housing
August 22	South Bay Gardens	230 E. 130 th Street Los Angeles, CA 90061 (323) 242-1717	2	100 Units of Senior Housing
September 26	CDC/ Headquarters	2 Coral Circle Monterey Park, CA 91755 (323) 890-7001	N/A	N/A
October 24	Housing Authority Palmdale Office	2323 East Palmdale Blvd. Palmdale, CA 93550 (phone # to be determine)	5	N/A
November 28	Herbert Avenue	133 Herbert Avenue Los Angeles, CA 90063 (323) 266-0990	1	46 Units of Senior Housing
December 26	CDC/ Headquarters	2 Coral Circle Monterey Park, CA 9155 (323) 890-7001	N/A	N/A